

Exhibit 67

WESTPOINT HARBOR MARINA

PLANTING AND IRRIGATION AS-BUILT MAY 1, 2014



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I-3.0 TREE IRRIGATION PLAN

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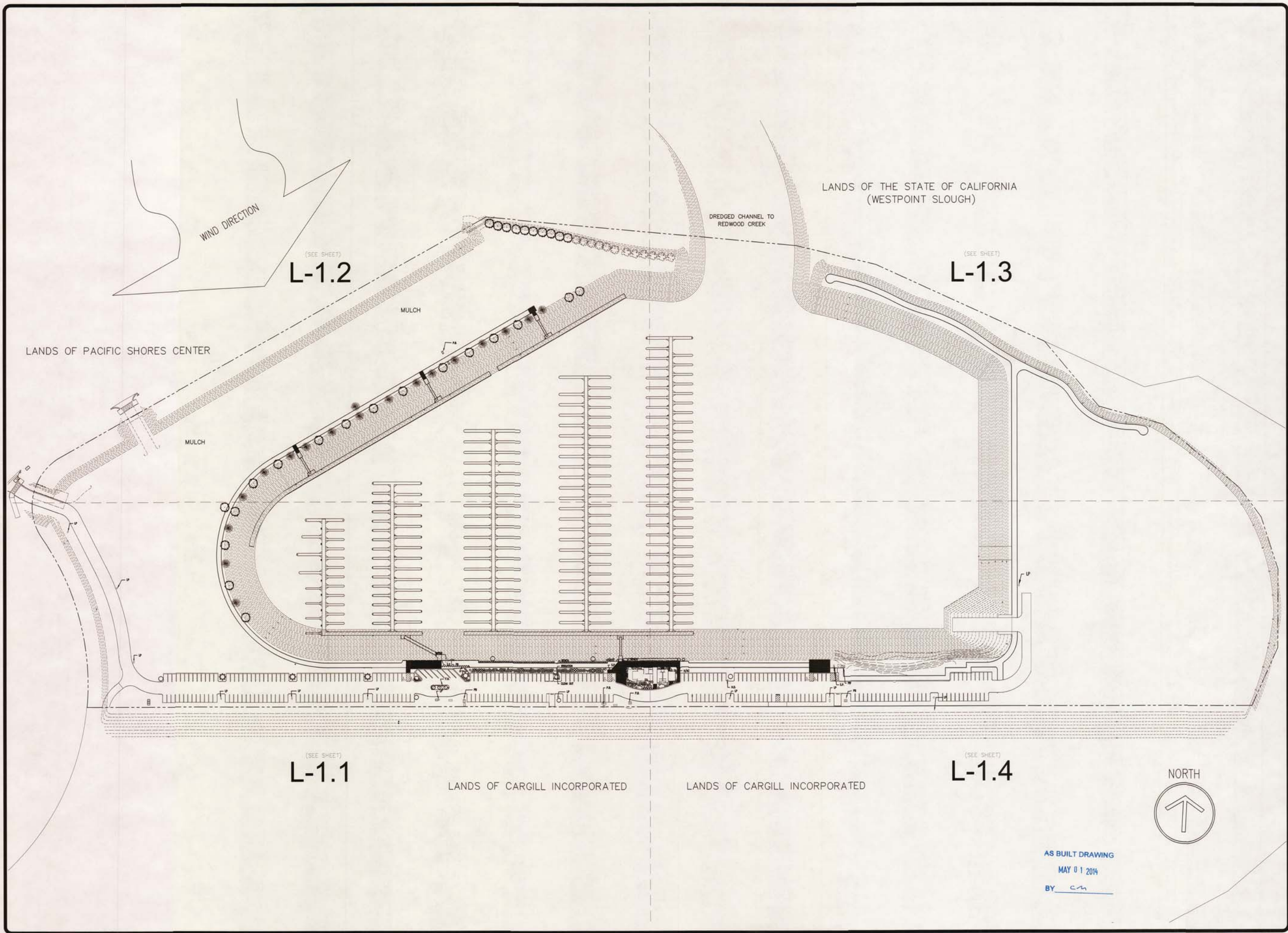
I-3.3 TREE IRRIGATION PLAN

I-3.4 TREE IRRIGATION PLAN

I-4.0 IRRIGATION DETAILS

E EGGLI LANDSCAPE
CONTRACTORS, INC.

4/11/14
EGGLI
AS BUILT DRAWING
MAY 01 2014
BY Chris McGee



REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

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Kevin Stephens Design Group
P.O. Box 31081, San Francisco, CA 94131
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WESTPOINT HARBOR MARINA
EXISTING PLANTING PLAN

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REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

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WESTPOINT HARBOR MARINA

EXISTING PLANTING PLAN CLOSE UP

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EXISTING PLANTS		
Symbol	Botanical Name	Common Name
ACO GRA	Acorus gramineus	Dwarf Sedge
AGA AFR	Agapanthus africanus	African lily
AGA SPE	Agave species	Agave
ALO SPE	Alo species	Alo
CAL ACU	Calamagrostis acutiflora	Feather Reed Grass
CUP MAC	Cupressus macrocarpa	Monterey Cypress
EUR PEC	Euryops pectinatus	Golden Daisy Bush
FES GLA	Festuca glauca	Blue Fescue
FIC REP	Ficus repens	Climbing Fig
HEU SPE	Heuchera species	Coral Bells
LIM PER	Limonium perzili	Perez's Sea Lavender
MEL SPE	Melaleuca species	Melaleuca
MET EXC	Metrosideros excelsa	New Zea. Christmas Tree
MIS SIN	Miscanthus sinensis	Chinese Silver Grass
MYO LAE	Myoporum laetum	Myoporum
PHO CAN	Phoenix canariensis	Canary Island Date Palm
PHO REC	Phoenix reclinata	Senegal Date Palm
PHO SPE	Phormium species	Flax
PHO SPE	Photinia species	Photinia
PIT TOB	Pittosporum Tobira	Japanese cheesewood
POP SPE	Populus species	Poplar
RHA IND	Rhapiolepis indica	Indian Hawthorn
SAL BAB	Salix babylonica	Babylon Willow
SAL SPE	Salix species	Willow
TRI SPE	Tristanopsis species	Laurina Water Gum
WAS FIL	Washingtonia filifera	California Fan Palm
WAS ROB	Washingtonia robusta	Mexican Fan Palm

LANDS OF CARGILL INCORPORATED

AS BUILT DRAWING

MAY 01 2014

BY CM

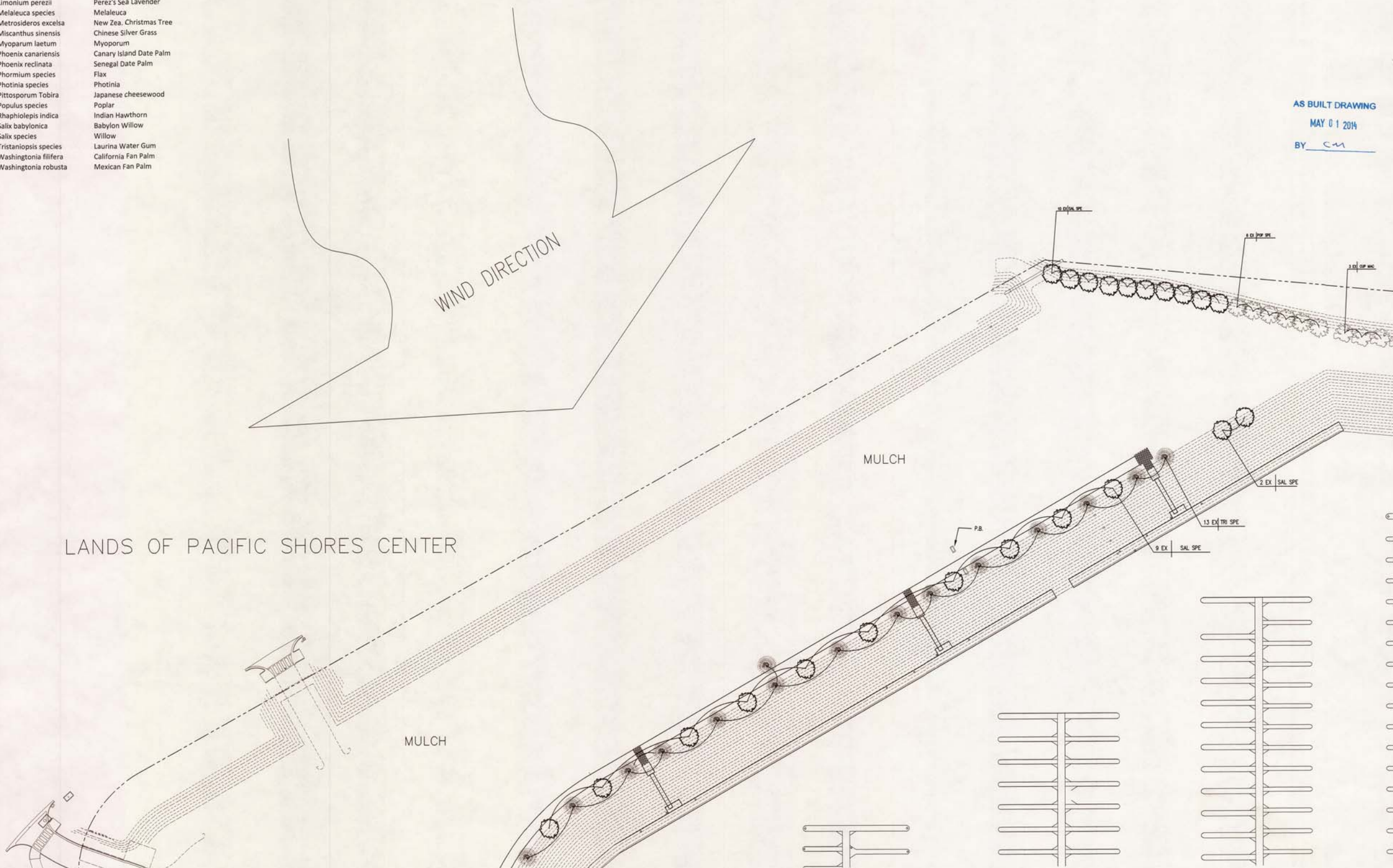
EXISTING PLANTS

Symbol	Botanical Name	Common Name
ACO GRA	Acorus gramineus	Dwarf Sedge
AGA AFR	Agapanthus africanus	African lily
AGA SPE	Agave species	Agave
ALO SPE	Alo species	Alo
CAL ACU	Calamagrostis acutiflora	Feather Reed Grass
CUP MAC	Cupressus macrocarpa	Monterey Cypress
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FES GLA	Festuca glauca	Blue Fescue
FIC REP	Ficus repens	Climbing Fig
HEU SPE	Heuchera species	Coral Bells
LIM PER	Limonium perezii	Perez's Sea Lavender
MEL SPE	Melaleuca species	Melaleuca
MET EXC	Metrosideros excelsa	New Zea. Christmas Tree
MIS SIN	Miscanthus sinensis	Chinese Silver Grass
MYO LAE	Myoporum laetum	Myoporum
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WAS FIL	Washingtonia filifera	California Fan Palm
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REVISIONS	BY
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10-30-2013	KS
05-01-2014	CM

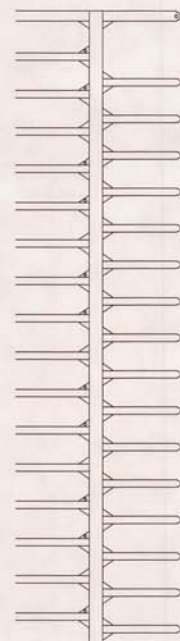
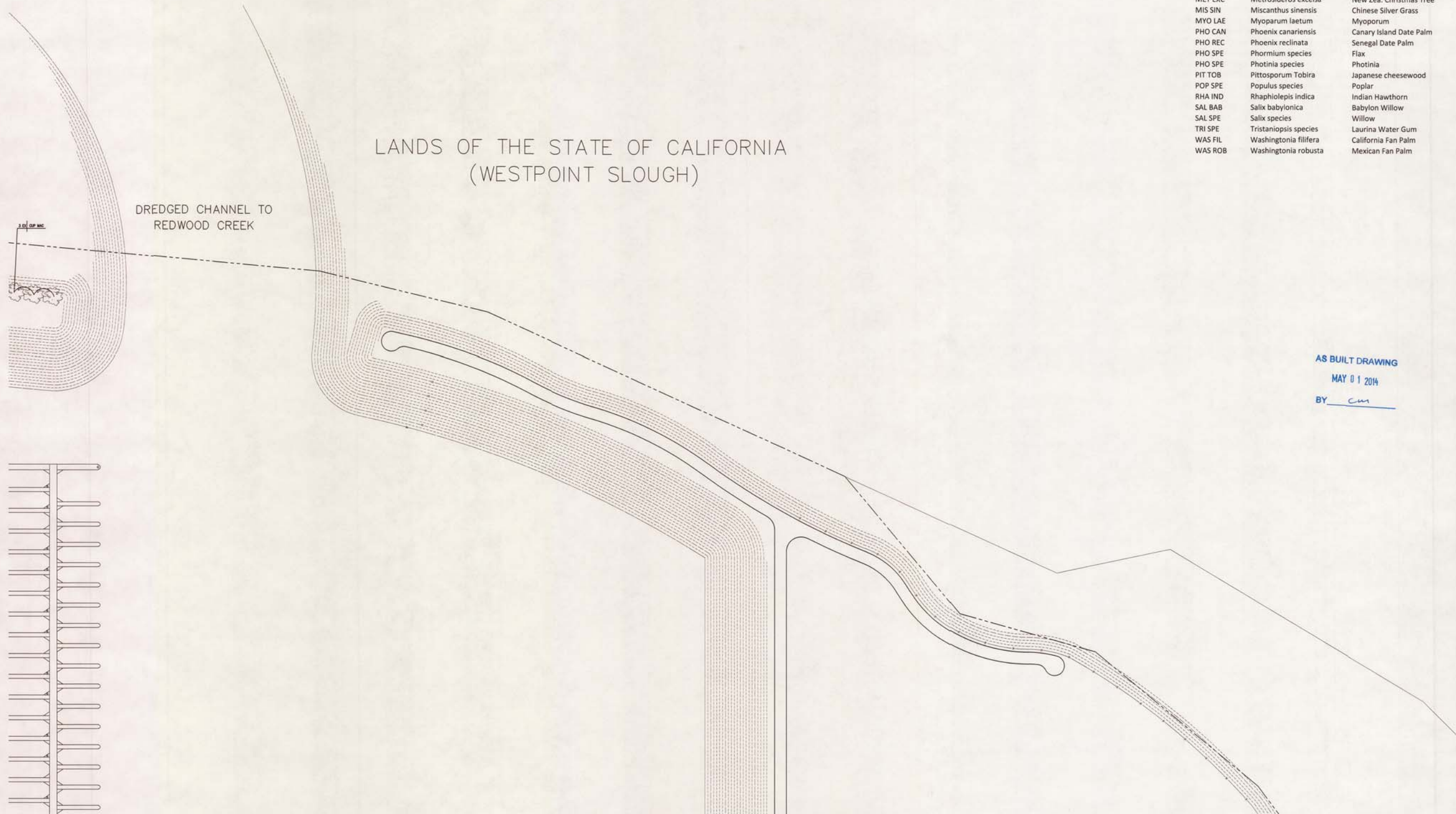
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AS BUILT DRAWING
MAY 01 2014
BY CM



WESTPOINT HARBOR MARINA EXISTING PLANTING PLAN CLOSE UP

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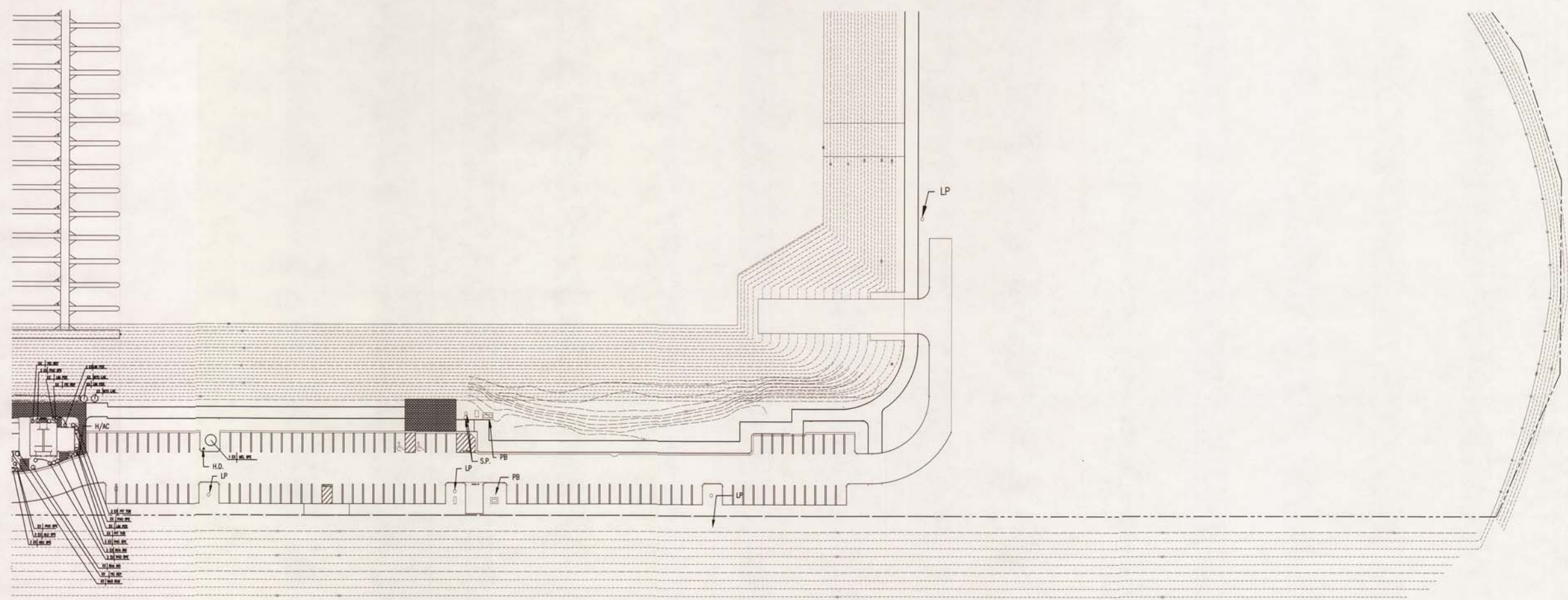
EXISTING PLANTS		
Symbol	Botanical Name	Common Name
ACO GRA	Acorus gramineus	Dwarf Sedge
AGA AFR	Agapanthus africanus	African Lily
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FIC REP	Ficus repens	Climbing Fig
HEU SPE	Heuchera species	Coral Bells
LIM PER	Limonium perezii	Perez's Sea Lavender
MEL SPE	Melaleuca species	Melaleuca
MET EXC	Metrosideros excelsa	New Zea. Christmas Tree
MIS SIN	Miscanthus sinensis	Chinese Silver Grass
MYO LAE	Myoparum laetum	Myoporum
PHO CAN	Phoenix canariensis	Canary Island Date Palm
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PHO SPE	Photinia species	Flax
PHO SPE	Photinia species	Photinia
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POP SPE	Populus species	Poplar
RHA IND	Rhaphiolepis indica	Indian Hawthorn
SAL BAB	Salix babylonica	Babylon Willow
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REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM



WESTPOINT HARBOR MARINA
EXISTING PLANTING PLAN CLOSE UP

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LANDS OF CARGILL INCORPORATED

EXISTING PLANTS		
Symbol	Botanical Name	Common Name
ACO GRA	Acorus gramineus	Dwarf Sedge
AGA AFR	Agapanthus africanus	African Lily
AGA SPE	Agave species	Agave
ALO SPE	Alo species	Alo
CAL ACU	Calamagrostis acutiflora	Feather Reed Grass
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MIS SIN	Miscanthus sinensis	Chinese Silver Grass
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TRI SPE	Tristanopsis species	Laurina Water Gum
WAS FIL	Washingtonia filifera	California Fan Palm
WAS ROB	Washingtonia robusta	Mexican Fan Palm

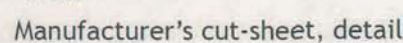
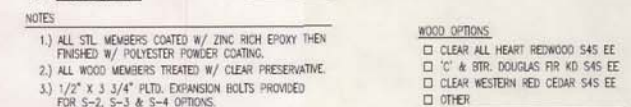
AS BUILT DRAWING
MAY 01 2014
BY sun

WESTPOINT HARBOR MARINA
EXISTING PLANTING PLAN CLOSE UP

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REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

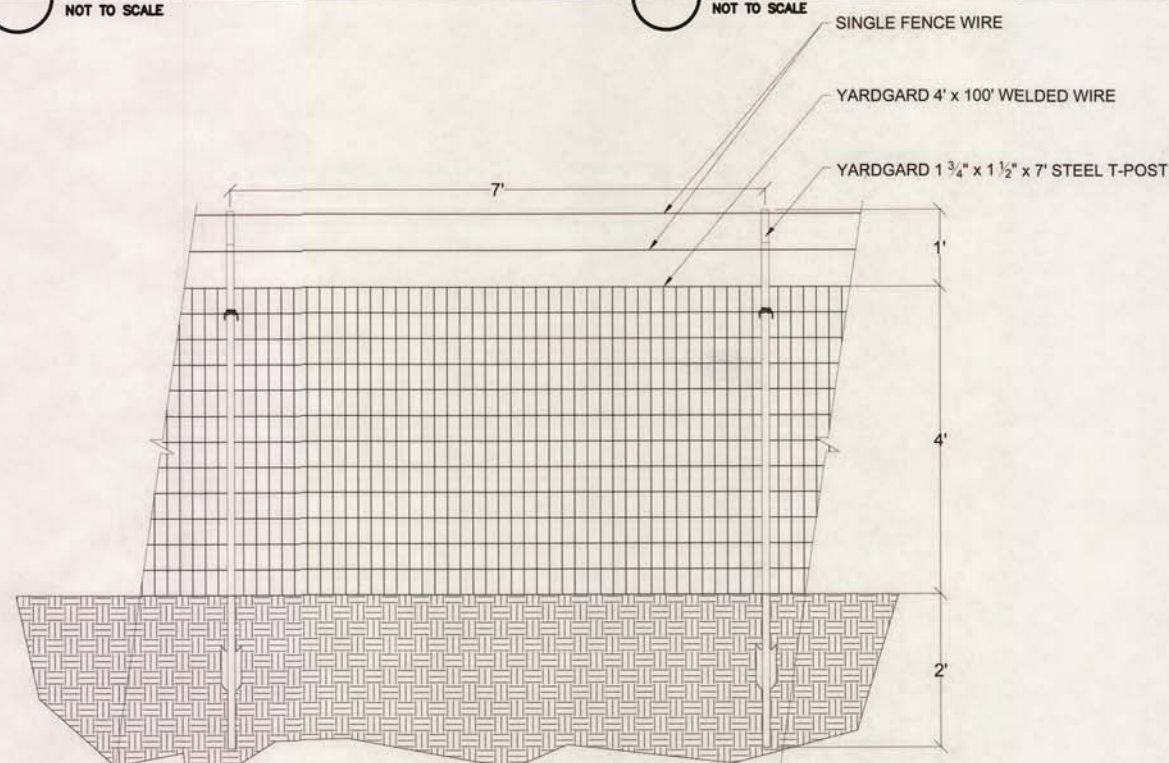
KSDG
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Gardco fixtures at Pacific Shores Center

GARDCO LIGHTING
FORM 10 ROUND
MP POST-TOP MOUNT
Cut-off pole-mount fixture; galvanized, white painted pole;
spacing and pole height to be determined.

AS BUILT DRAWING
MAY 01 2014
BY *CM*



3 TEMPORARY FENCING
NOT TO SCALE

4 LIGHT STANDARD
NOT TO SCALE

REVISIONS	B

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WESTPOINT HARBOR MARINA

DETAILS

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KSDG

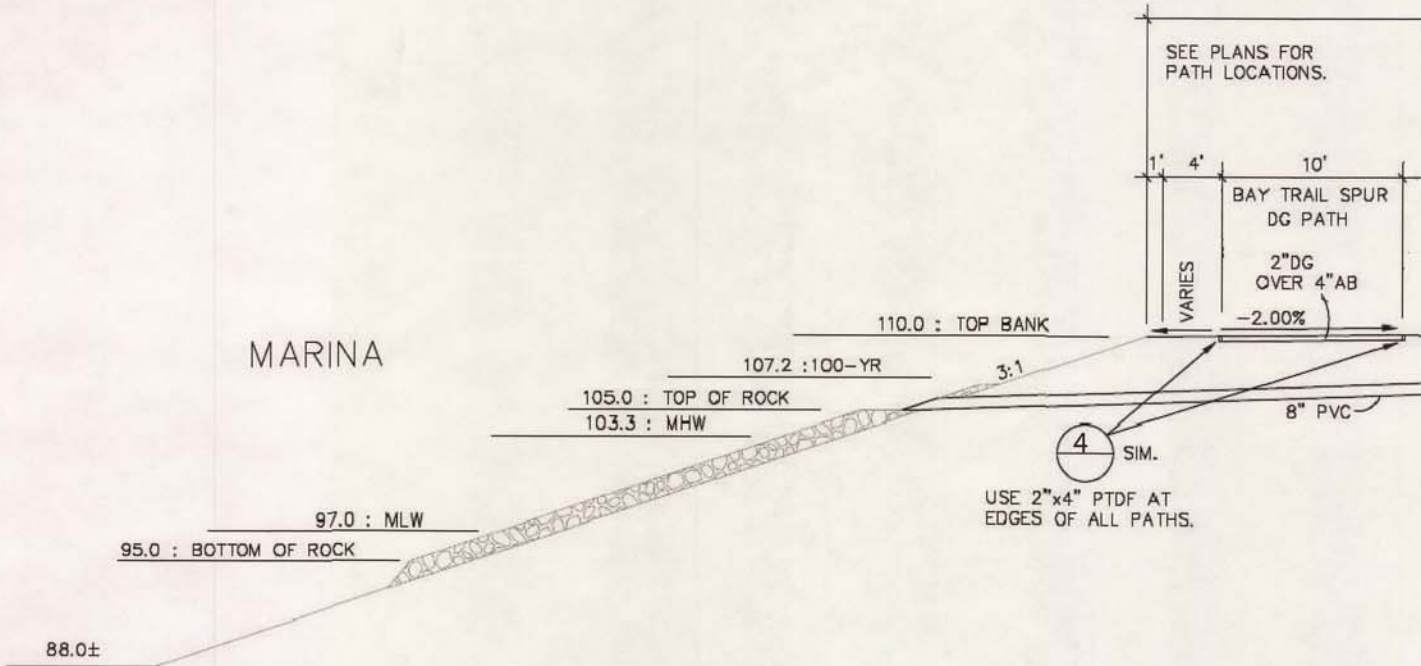
Kevin Stephens design group

P.O. Box 11881, San Francisco, CA 94121
 P 415.389.5461 F 415.707.2180

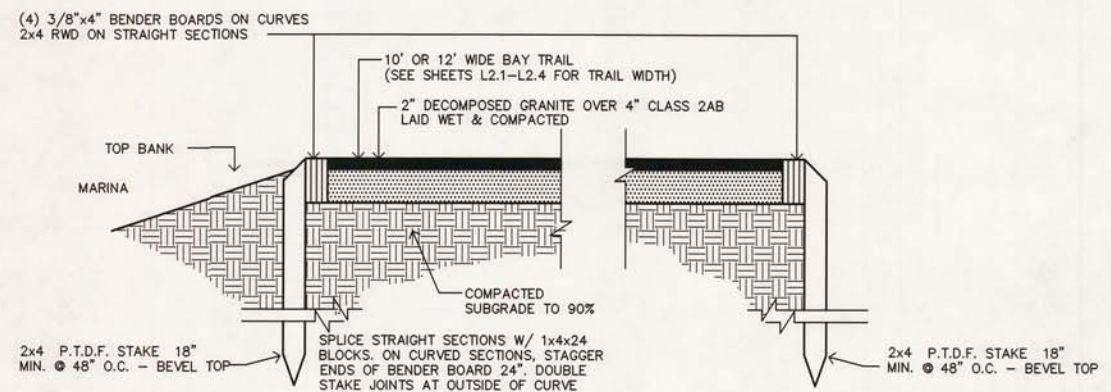
WESTPOINT HARBOR MARINA

CONSTRUCTION DETAILS

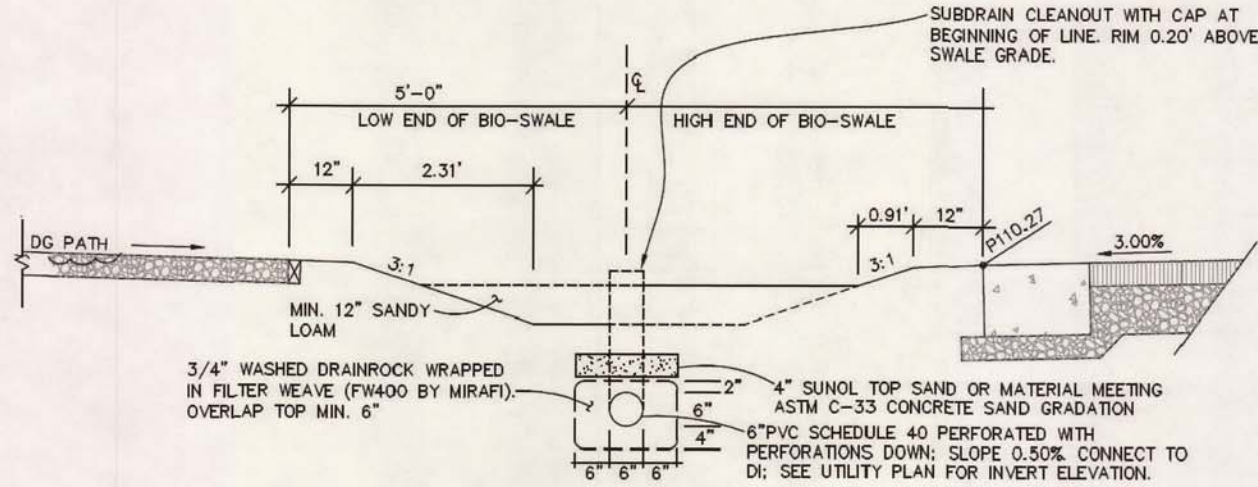
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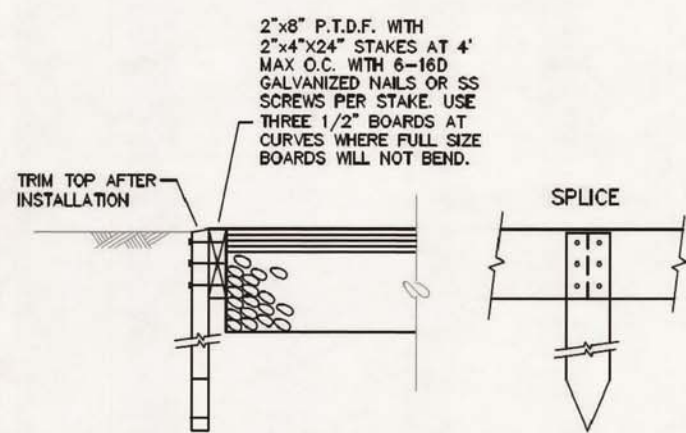
1 BAY TRAIL DETAIL
1"=70'0"



2 BAY TRAIL DETAIL WITH D.G. PAVING AND WOOD HEADER
1"=8'0"

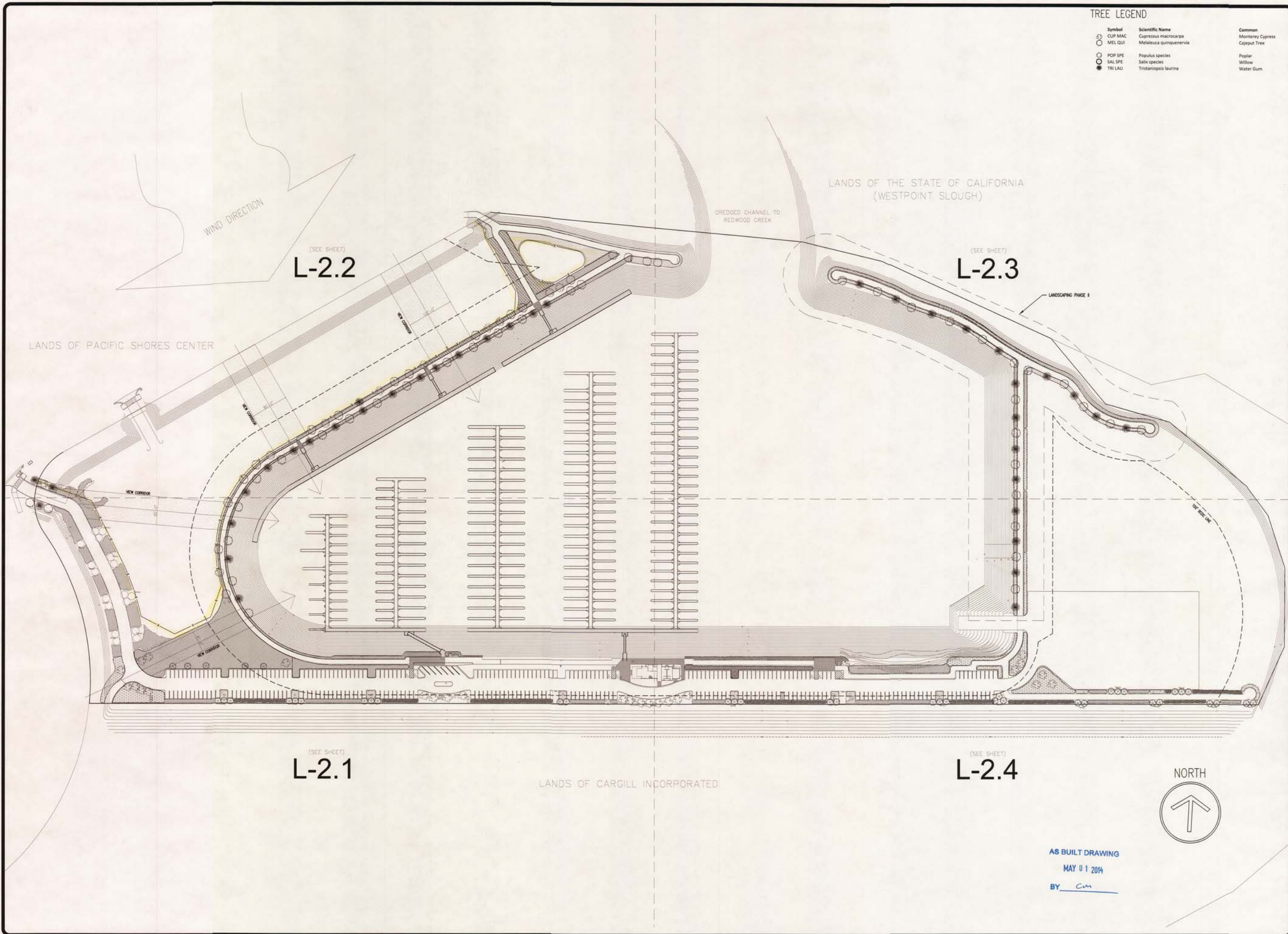


3 BIO-SWALE SECTION
1"=16'0"



4 WOOD HEADER DETAIL
1"=10'0"

AS BUILT DRAWING
MAY 01 2014
BY *cm*



TREE LEGEND

Symbol	Scientific Name	Common
○ CUP MAC	Cupressus macrocarpa	Monterey Cypress
○ MEL QUI	Melaleuca quinquenervia	Cajuput Tree
○ POP SPE	Populus species	Poplar
○ SAL SPE	Salix species	Willow
● TRI LAU	Tristania laurina	Water Gum

REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

K S D G
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WESTPOINT HARBOR MARINA
 PLANTING PLAN

AS BUILT DRAWING
 MAY 01 2014
 BY CM

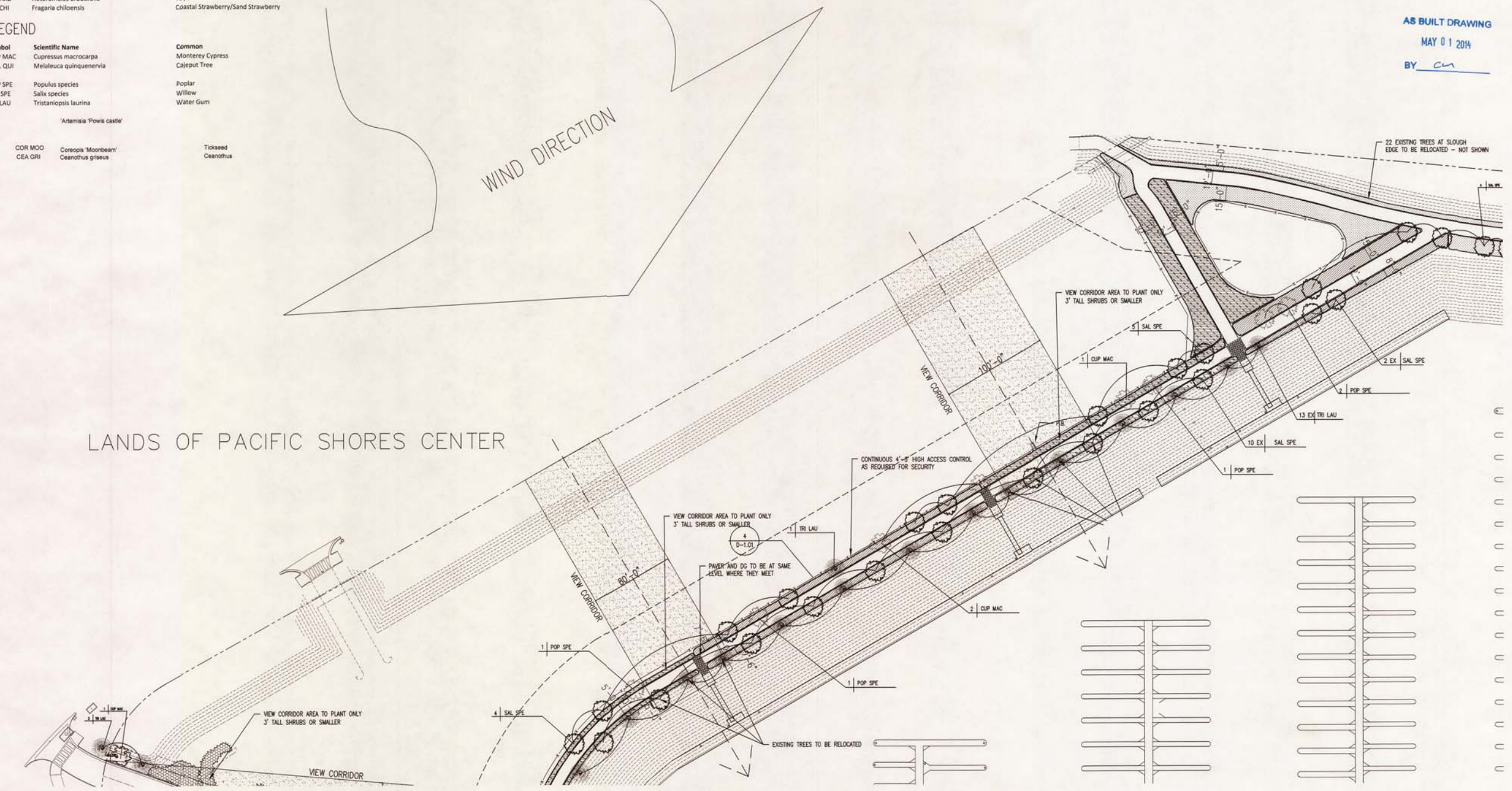
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PLANTING ZONES (FOR PLANTING LAYOUT DETAIL SEE SHEET L-2.7)

ZONE A			ZONE E		
Symbol	Scientific Name	Common	Symbol	Scientific Name	Common
ARM MAR	Armeria maritima ssp. californica	Sea Thrift	ATR LEN	Atriplex lentiformis ssp. breweri	Brewer's Quail Bush
AST CHI	Aster chilensis	California Aster	CEA GRI	Ceanothus griseus	Carmel Creeper
ART PYC	Artemisia pycnocephala	Beach Sagewort	DES CES	Deschampsia cespitosa ssp. holciformis	Pacific Hair Grass
ERI STA	Eriophyllum stachaeifolium	Lizard Tail	LUP VAR	Lupinus varicolor	Many Colored Lupine
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry			
ZONE B			ZONE F		
Symbol	Scientific Name	Common	Symbol	Scientific Name	Common
ART PYC	'Artemisia 'Powis castle'	Beach Sagewort	DUD FAR	Dudleya farinosa	Liveforever
DES CES	Deschampsia cespitosa	Tufted Hairgrass	ERI GLA	Erigeron glaucus	Seaside Daisy
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry	FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry
COR MOO	Coreopsis 'Moonbeam'	Tickseed	LIM CAL	Limonium californicum	Sea Lavender
CEA GRI	Ceanothus griseus	Ceanothus	SED SPA	Sedum spathulifolium	Stonecrop
ZONE C			ZONE G		
Symbol	Scientific Name	Common	Symbol	Scientific Name	Common
ATR LEN	Atriplex lentiformis ssp. breweri	Brewer's Quail Bush	ATR LEN	Atriplex lentiformis ssp. breweri	Brewer's Quail Bush
ROS OFF	Rosmarinus officinalis	Rosemary	CEA GRI	Ceanothus griseus	Carmel Creeper
DIS SPI	Distichlis spicata	Salt Grass	DES CES	Deschampsia cespitosa ssp. holciformis	Pacific Hair Grass
FRA SAL	Frankenia salina	Alkali-heath	LUP VAR	Lupinus varicolor	Many Colored Lupine
ZONE D					
Symbol	Scientific Name	Common			
ROS OFF	Rosmarinus officinalis	Rosemary			
CEA GRI	Ceanothus griseus	Carmel Creeper			
HET ARB	Heteromeles arbutifolia	Toyon			
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry			

TREE LEGEND

Symbol	Scientific Name	Common
CUP MAC	Cupressus macrocarpa	Monterey Cypress
MEL QUI	Melaleuca quinquenervia	Cajuput Tree
POP SPE	Populus species	Poplar
SAL SPE	Salix species	Willow
TRI LAU	Tristania laurina	Water Gum
	'Artemisia 'Powis castle'	
COR MOO	Coreopsis 'Moonbeam'	Tickseed
CEA GRI	Ceanothus griseus	Ceanothus



AS BUILT DRAWING
MAY 01 2014
BY cn

REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

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WESTPOINT HARBOR MARINA
PLANTING PLAN CLOSE UP

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PLANTING ZONES (FOR PLANTING LAYOUT DETAIL SEE SHEET

ZONE A

Symbol	Scientific Name	Common
ARM MAR	Armeria maritima ssp. californica	Sea Thrift
AST CHI	Aster chilensis	California Aster
ART PYC	Artemisia pycnocephala	Beach Sagewort
ERI STA	Eriophyllum stachaeifolium	Lizard Tail
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry

ZONE B

Symbol	Scientific Name	Common
ART PYC	'Artemisia 'Powis castle'	Beach Sagewort
DES CES	Deschampsia cespitosa	Tufted Hairgrass
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry
COR MOO	Coreopsis 'Moonbeam'	Tickseed
CEA GRI	Ceanothus griseus	Ceanothus

ZONE C

Symbol	Scientific Name	Common
ATR LEN	Atriplex lentiformis ssp. breweri	Brewer's Quail Bush
ROS OFF	Rosmarinus officinalis	Rosemary
DIS SPI	Distichlis spicata	Salt Grass
FRA SAL	Frankenia salina	Alkali-heath

ZONE D

Symbol	Scientific Name	Common
ROS OFF	Rosmarinus officinalis	Rosemary
CEA GRI	Ceanothus griseus	Carmel Creeper
HET ARB	Heteromeles arbutifolia	Toyon
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry

TREE LEGEND

Symbol	Scientific Name	Common
CUP MAC	Cupressus macrocarpa	Monterey Cypress
MEL QUI	Melaleuca quinquenervia	Cajuput Tree
POP SPE	Populus species	Poplar
SAL SPE	Salix species	Willow
TRI LAU	Tristanopsis laurina	Water Gum

ZONE E

Symbol	Scientific Name	Common
ATR LEN	Atriplex lentiformis ssp. breweri	Brewer's Quail Bush
CEA GRI	Ceanothus griseus	Carmel Creeper
DES CES	Deschampsia cespitosa ssp. holciformis	Pacific Hair Grass
LUP VAR	Lupinus varicolor	Many Colored Lupine

ZONE F

Symbol	Scientific Name	Common
DUD FAR	Dudleya farinosa	Liveforever
ERI GLA	Erigeron glaucus	Seaside Daisy
FRA CHI	Fragaria chiloensis	Coastal Strawberry/Sand Strawberry
LIM CAL	Limonium californicum	Sea Lavender
SED SPA	Sedum spathulifolium	Stonecrop

ZONE G

Symbol	Scientific Name	Common
ATR LEN	Atriplex lentiformis ssp. breweri	Brewer's Quail Bush
CEA GRI	Ceanothus griseus	Carmel Creeper
DES CES	Deschampsia cespitosa ssp. holciformis	Pacific Hair Grass
LUP VAR	Lupinus varicolor	Many Colored Lupine

LANDS OF THE STATE OF CALIFORNIA
(WESTPOINT SLOUGH)

DREDGED CHANNEL TO
REDWOOD CREEK

LANDSCAPING PHASE II

AS BUILT DRAWING

MAY 01 2014

BY cm

WESTPOINT HARBOR MARINA
PLANTING PLAN CLOSE UP

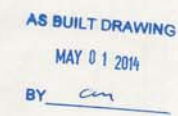
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REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

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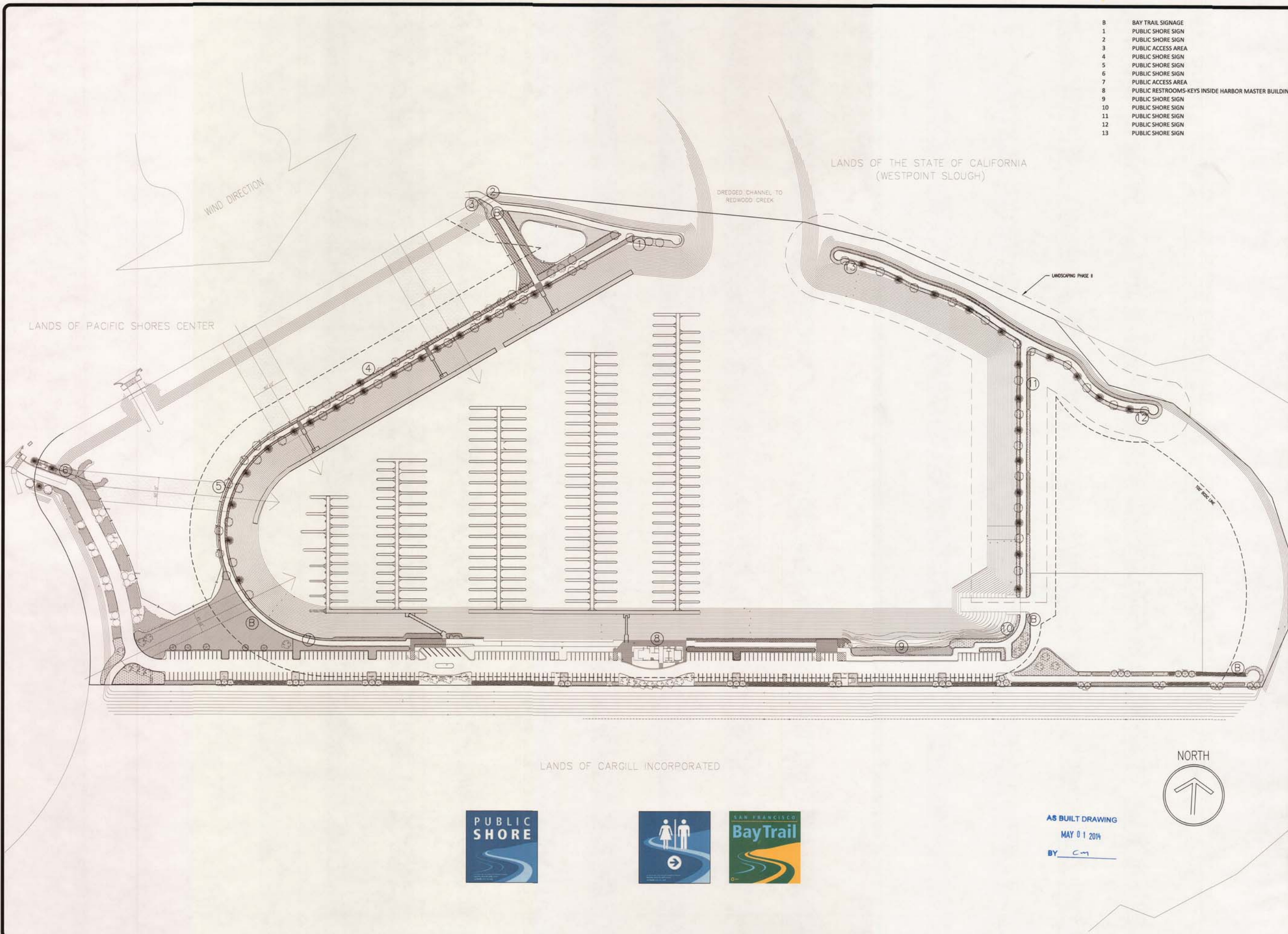


PLANTING ZONES (FOR PLANTING LAYOUT DETAIL SEE SHEET L-2.7)

<p>ZONE A</p> <p>Symbol ARM MAR AST CHI ART PYC ERI STA FRA CHI</p>	<p>Scientific Name <i>Armeria maritima</i> ssp. <i>californica</i> <i>Aster chilensis</i> <i>Artemisia pycnocephala</i> <i>Eriophyllum stachaeoidifolium</i> <i>Fragaria chiloensis</i></p>	<p>Common Sea Thrift California Aster Beach Sagewort Lizard Tail Coastal Strawberry/Sand Strawberry</p>	<p>Symbol ATR LEN CEA GRI DES CES LUP VAR</p> <p>Scientific Name <i>Atriplex lentiformis</i> ssp. <i>breweri</i> <i>Ceanothus griseus</i> <i>Deschampsia cespitosa</i> ssp. <i>holciformis</i> <i>Lupinus varicolor</i></p>	<p>Common Brewer's Quail Bush Carmel Creeper Pacific Hair Grass Many Colored Lupine</p>
<p>ZONE B</p> <p>Symbol ART PYC DES CES FRA CHI COR MOO CEA GRI</p>	<p>Scientific Name <i>'Antennia' 'Pova' castie'</i> <i>Deschampsia cespitosa</i> <i>Fragaria chiloensis</i> <i>Crorepia 'Moonbeam'</i> <i>Ceanothus griseus</i></p>	<p>Common Beach Sagewort Tufted Hairgrass Coastal Strawberry/Sand Strawberry Tickseed Ceanothus</p>	<p>Symbol DUD FAR ERI GLA FRA CHI LIM CAL SED SPA</p> <p>Scientific Name <i>Dudleya farinosa</i> <i>Erigeron glaucus</i> <i>Fragaria chiloensis</i> <i>Limonium californicum</i> <i>Sedum spathulifolium</i></p>	<p>Common Lifeforever Seaside Daisy Coastal Strawberry/Sand Strawberry Sea Lavender Stonecrop</p>
<p>ZONE C</p> <p>Symbol ATR LEN ROS OFF DIS SPI FRA SAL</p>	<p>Scientific Name <i>Atriplex lentiformis</i> ssp. <i>breweri</i> <i>Rosmarinus officinalis</i> <i>Distichlis spicata</i> <i>Frankenia salina</i></p>	<p>Common Brewer's Quail Bush Rosemary Salt Grass Alkali-heath</p>	<p>Symbol ATR LEN CEA GRI DES CES LUP VAR</p> <p>Scientific Name <i>Atriplex lentiformis</i> ssp. <i>breweri</i> <i>Ceanothus griseus</i> <i>Deschampsia cespitosa</i> ssp. <i>holciformis</i> <i>Lupinus varicolor</i></p>	<p>Common Brewer's Quail Bush Carmel Creeper Pacific Hair Grass Many Colored Lupine</p>
<p>ZONE D</p> <p>Symbol ROS OFF CEA GRI HET ARB FRA CHI</p>	<p>Scientific Name <i>Rosmarinus officinalis</i> <i>Ceanothus griseus</i> <i>Heteromeles arbutifolia</i> <i>Fragaria chiloensis</i></p>	<p>Common Rosemary Carmel Creeper Toyon Coastal Strawberry/Sand Strawberry</p>	<p>Symbol CUP MAC MEL QUI</p> <p>Scientific Name <i>Cupressus macrocarpa</i> <i>Maleuca quinquenervia</i></p>	<p>Common Monterey Cypress Cajuput Tree</p>

WESTPOINT HARBOR MARINA
PLANTING PLAN CLOSE UP

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- 8 BAY TRAIL SIGNAGE
- 1 PUBLIC SHORE SIGN
- 2 PUBLIC SHORE SIGN
- 3 PUBLIC ACCESS AREA
- 4 PUBLIC SHORE SIGN
- 5 PUBLIC SHORE SIGN
- 6 PUBLIC SHORE SIGN
- 7 PUBLIC ACCESS AREA
- 8 PUBLIC RESTROOMS-KEYS INSIDE HARBOR MASTER BUILDING
- 9 PUBLIC SHORE SIGN
- 10 PUBLIC SHORE SIGN
- 11 PUBLIC SHORE SIGN
- 12 PUBLIC SHORE SIGN
- 13 PUBLIC SHORE SIGN

REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

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WESTPOINT HARBOR MARINA

PUBLIC ACCESS SIGNAGE PLAN

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MAY 01 2014
BY CM

REVISIONS	BY
09-11-2012	
10-30-2013	KS
05-01-2014	CM

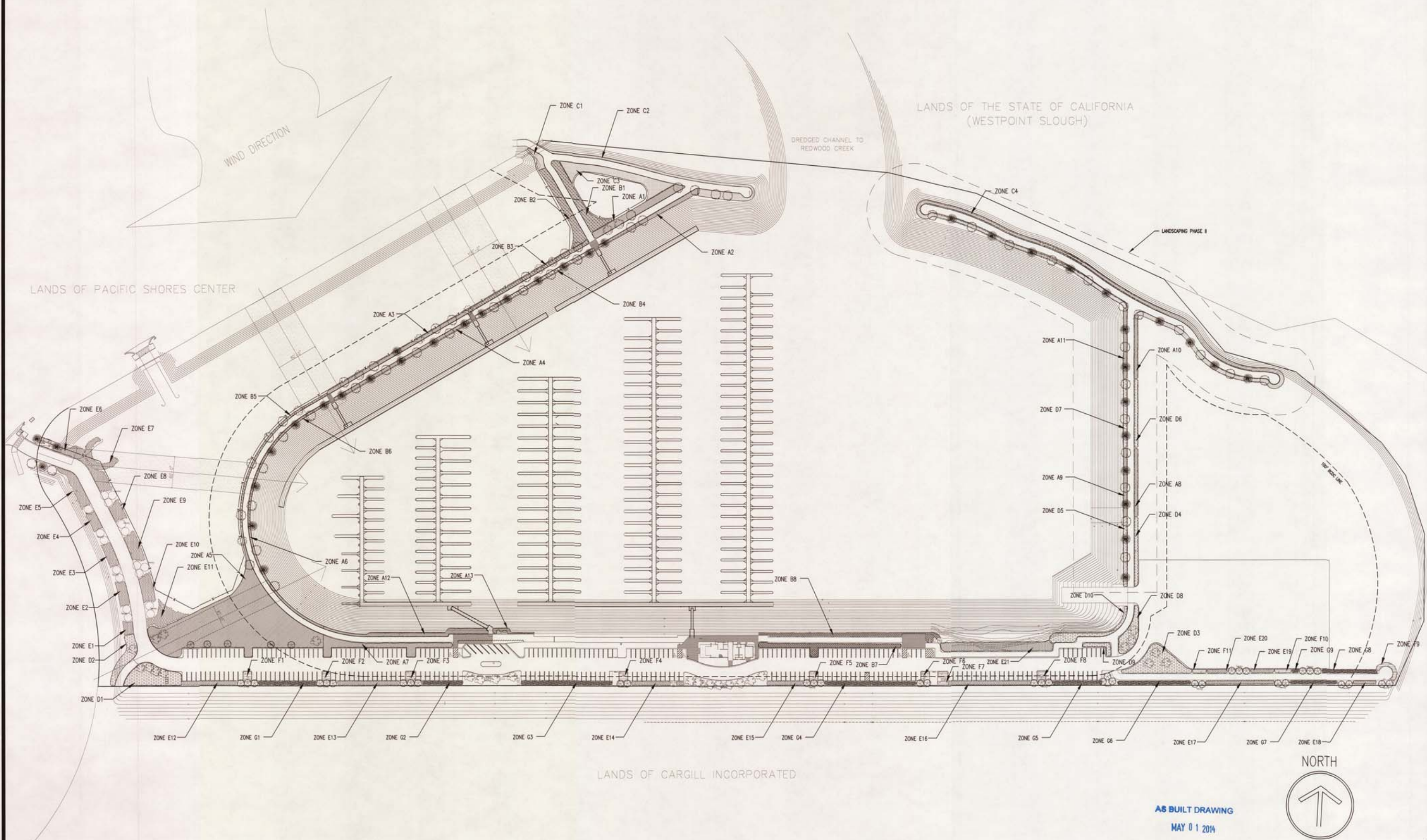
KSDG

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WESTPOINT HARBOR MARINA

PLANTING ZONES

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BY cm

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09-11-2012	
10-30-2013	KS
05-01-2014	CM

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 104 Ave 110th, San Francisco, CA 94111
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MARINA VIEW

MARINA VIEW

OCEAN VIEW

SIDEWALK

SIDEWALK

SIDEWALK

MULCH

MULCH

MULCH

Symbol	Scientific Name	Common
ASM MAR	<i>Artemisia maritima</i> ssp. <i>californica</i>	Sea Thrift
AST CHI	<i>Aster chilensis</i>	California Aster
ART PNC	<i>Artemisia pycnantha</i>	Beach Taggwort
ERI STA	<i>Eriophyllum stracheyifolium</i>	Lizard Tail
FRA CH	<i>Fragaria chiloensis</i>	Coastal Strawberry/Sand Strawberry

Symbol	Scientific Name	Common
ART PNC	<i>Artemisia Pycnantha</i>	
DES CES	<i>Deschampsia cespitosa</i>	
FRA CH	<i>Fragaria chiloensis</i>	
COR MOO	<i>Coreopsis Moorcroftii</i>	
CEA GRI	<i>Ceanothus griseus</i>	

Symbol	Scientific Name	Common
ART PNC	<i>Artemisia Pycnantha</i>	
DES CES	<i>Deschampsia cespitosa</i>	
FRA CH	<i>Fragaria chiloensis</i>	
COR MOO	<i>Coreopsis Moorcroftii</i>	
CEA GRI	<i>Ceanothus griseus</i>	

PLANTING SCHEME A - 750SF (EACH SIDE)

PLANTING SCHEME B - 750SF (EACH SIDE)

PLANTING SCHEME C - 750 SF (EACH SIDE)

1:10

1:10

1:10

MULCH

ROAD

ROAD

ROAD

Symbol	Scientific Name	Common
ASM MAR	<i>Artemisia maritima</i> ssp. <i>californica</i>	Sea Thrift
AST CHI	<i>Aster chilensis</i>	California Aster
ART PNC	<i>Artemisia pycnantha</i>	Beach Taggwort
ERI STA	<i>Eriophyllum stracheyifolium</i>	Lizard Tail
FRA CH	<i>Fragaria chiloensis</i>	Coastal Strawberry/Sand Strawberry

Symbol	Scientific Name	Common
ART PNC	<i>Artemisia Pycnantha</i>	
DES CES	<i>Deschampsia cespitosa</i>	
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COR MOO	<i>Coreopsis Moorcroftii</i>	
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Symbol	Scientific Name	Common
ART PNC	<i>Artemisia Pycnantha</i>	
DES CES	<i>Deschampsia cespitosa</i>	
FRA CH	<i>Fragaria chiloensis</i>	
COR MOO	<i>Coreopsis Moorcroftii</i>	
CEA GRI	<i>Ceanothus griseus</i>	

PLANTING SCHEME D - 4000 SF

PLANTING SCHEME E - 1000SF

PLANTING SCHEME F - 1000 SF

1:10

1:10

1:10

ROAD

ROAD

Symbol	Scientific Name	Common
ASM MAR	<i>Artemisia maritima</i> ssp. <i>californica</i>	Sea Thrift
AST CHI	<i>Aster chilensis</i>	California Aster
ART PNC	<i>Artemisia pycnantha</i>	Beach Taggwort
ERI STA	<i>Eriophyllum stracheyifolium</i>	Lizard Tail
FRA CH	<i>Fragaria chiloensis</i>	Coastal Strawberry/Sand Strawberry

Symbol	Scientific Name	Common
ART PNC	<i>Artemisia Pycnantha</i>	
DES CES	<i>Deschampsia cespitosa</i>	
FRA CH	<i>Fragaria chiloensis</i>	
COR MOO	<i>Coreopsis Moorcroftii</i>	
CEA GRI	<i>Ceanothus griseus</i>	

Symbol	Scientific Name	Common
ART PNC	<i>Artemisia Pycnantha</i>	
DES CES	<i>Deschampsia cespitosa</i>	
FRA CH	<i>Fragaria chiloensis</i>	
COR MOO	<i>Coreopsis Moorcroftii</i>	
CEA GRI	<i>Ceanothus griseus</i>	

PLANTING SCHEME G - 1000 SF

1:10

WESTPOINT HARBOR MARINA

PLANTING SCHEMES

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MAY 01 2014

BY cm

EXISTING IRRIGATION LEGEND

SYMBOL	MODEL	RADIUS	GPM	DESCRIPTION
• • •	5702-4P W/ VARIOUS NOZZLES	VARIES	VARIES	RAINBIRD SPRAY HEAD W/ 4" POP-UP
•	BUBBLER NOZZLE/ ON FLEX TUBING	.NA	.5 GPM	RAINBIRD FLOOD BUBBLER
•	DRIP EMITTER ON PVC RISER	.NA	.5 GPM	RAINBIRD QUADRA-BUBBLER
	CLASS 200 PVC NON-PRESSURE PIPE, SCHEDULE 40 PVC PRESSURE PIPE SIZE AS NOTED			LATERAL LINES 18" MIN. COVER (24" IN PAVED AREAS) MAINLINE 24" MIN. COVER
•	PEB VALVE SIZE AS NOTED			RAINBIRD REMOTE CONTROL VALVE
■	825Y-YA 1 1/2" SIZE			FEBCO REDUCED PRESSURE BACKFLOW PREVENTER 1 1/2" SIZE
□	EXISTING CONTROLLER			EXISTING CONTROLLER
•••	POINT OF CONNECTION			EXISTING 1 1/2" METER VERIFY LOCATION IN FIELD

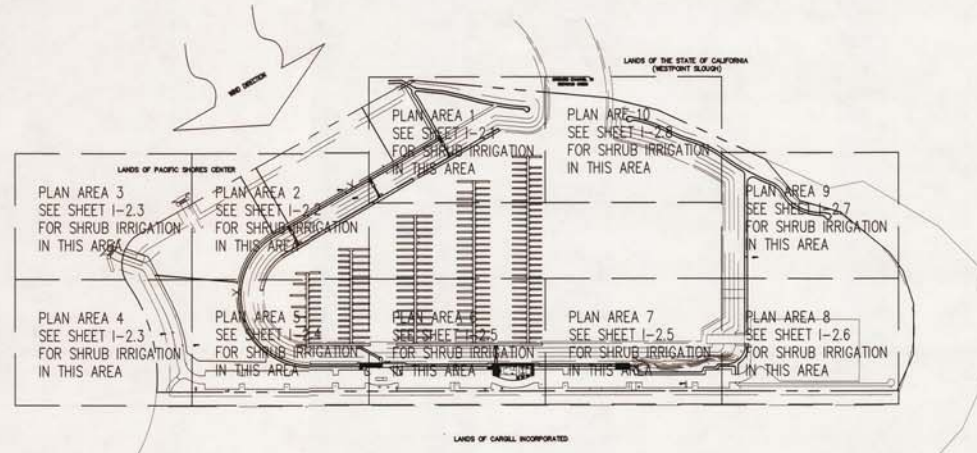
PROPOSED IRRIGATION LEGEND

SYMBOL	MODEL	RADIUS	GPM	DESCRIPTION
—	XFS-P-06-18	N/A	.61 GPH @ 18" OC	RAINBIRD SUBSURFACE DRIPLINE NON-POTABLE PURPLE COLOR
•	RWS-M-B-C-1401	N/A	.25 GPM	RAINBIRD ROOT WATERING EMITTER WITH NON-POTABLE PURPLE GRATE, ONE PER TREE
—	CLASS 200 PVC, NON-PRESSURE PIPE SCHEDULE 40 PVC PRESSURE PIPE SIZE AS NOTED			LATERAL LINES 18" MIN. COVER (24" IN PAVED AREAS) NON-POTABLE PURPLE COLOR MAINLINE 24" MIN. COVER NON-POTABLE PURPLE COLOR
•	PEB VALVE SIZE AS NOTED			RAINBIRD REMOTE CONTROL VALVE W/ PURPLE VALVE BOX
■	825Y-YA 1 1/2" SIZE			FEBCO REDUCED PRESSURE BACKFLOW PREVENTER 1 1/2" SIZE EXISTING
□	MC-48E W/ P6B PEDESTAL			IRRITROL 48 STATION CONTROLLER PEDESTAL MOUNT W/PEDESTAL
□	850-75 RAIN SWITCH			TORO RAIN SHUT-OFF SWITCH
•••	POINT OF CONNECTION			EXISTING TEE OF WATER SERVICE LINE, VERIFY LOCATION IN FIELD

GPM 1
1 1/2" → CONTROLLER STATION NUMBER
→ REMOTE CONTROL VALVE SIZE

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE (NOT LAWN AREAS). AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- GENERAL CONTRACTOR TO SUPPLY 110 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR BETWEEN CONTROLLER AND VALVES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND / OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL INSTRUCTIONS ARE OBTAINED.
- INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON 70 P.S.I. OPERATING PRESSURE. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT ON CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

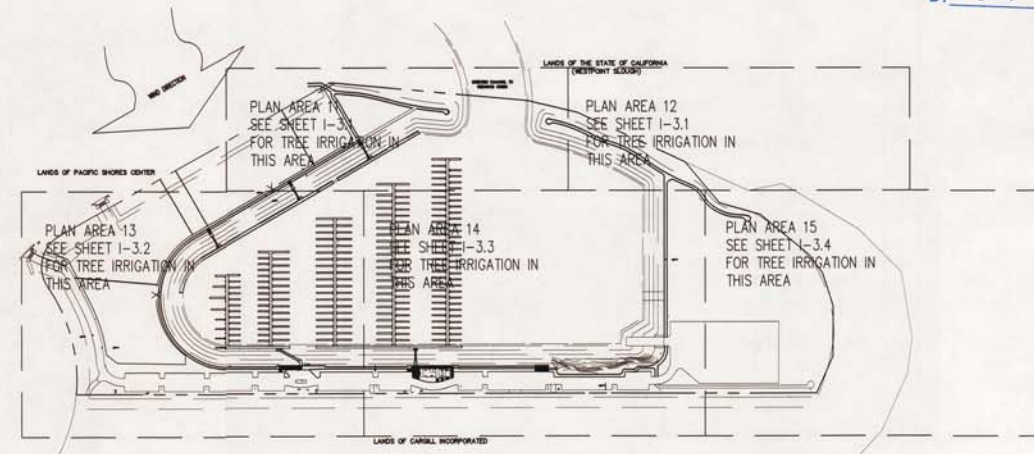


SHRUB AND GROUNDCOVER IRRIGATION REFERENCE PLAN

AS BUILT DRAWING

MAY 01 2014

BY Cm



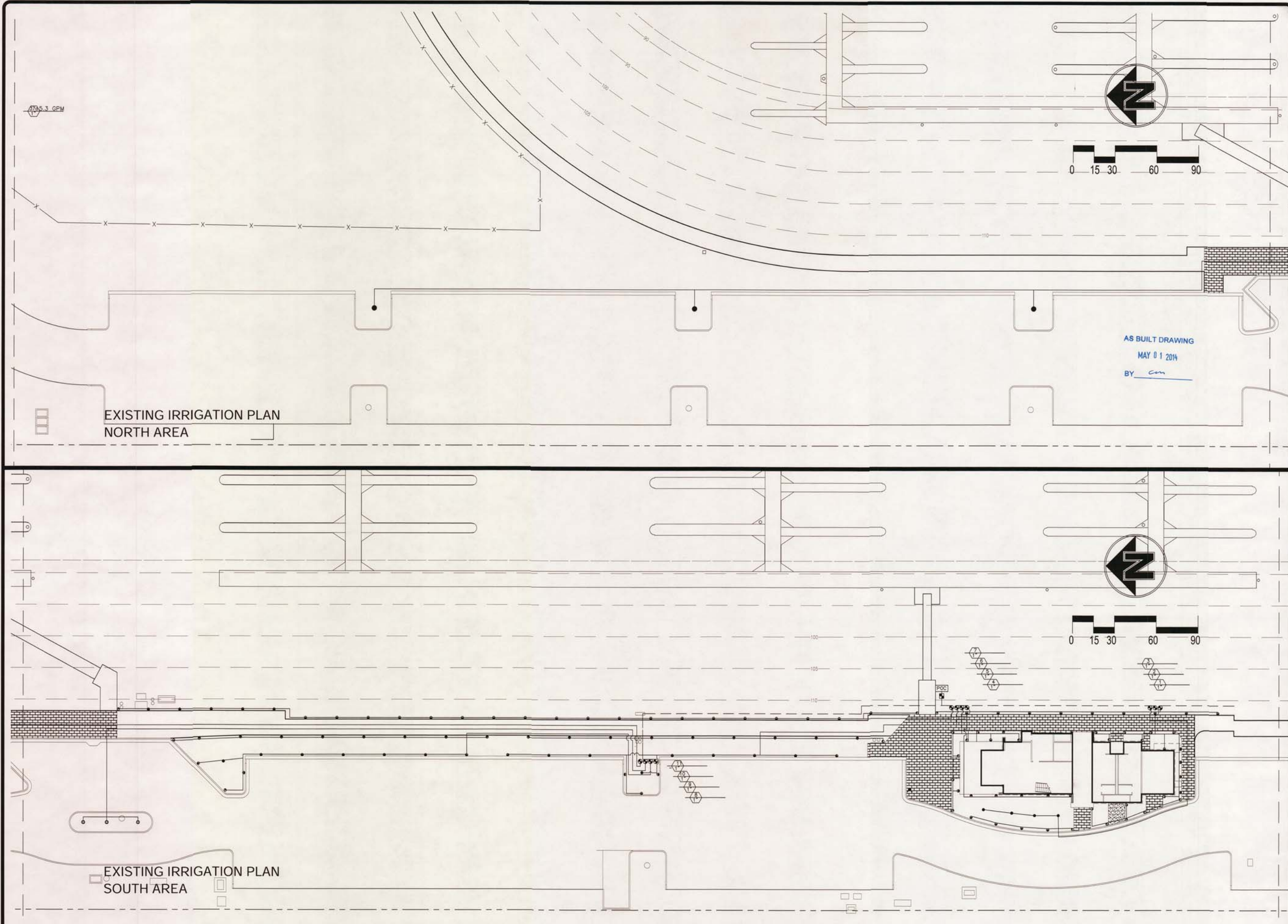
TREE IRRIGATION REFERENCE PLAN

REVISIONS	BY

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WESTPOINT HARBOR MARINA
IRRIGATION PLAN

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EXISTING IRRIGATION PLAN
NORTH AREA

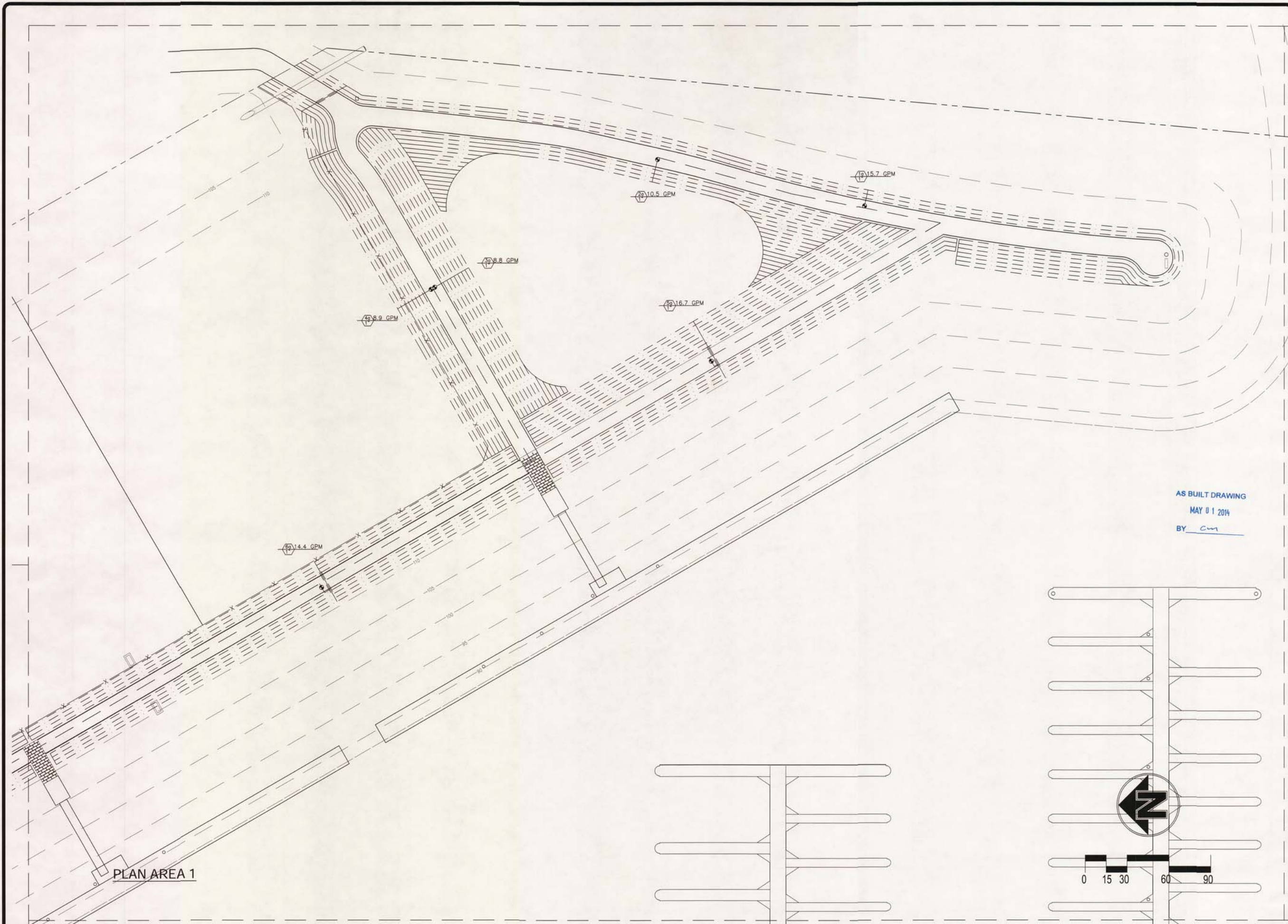
EXISTING IRRIGATION PLAN
SOUTH AREA

REVISIONS	BY

K S D G
Kevin Stephens Design Group
P.O. Box 31081, San Francisco, CA 94131
P 415.309.3441 F 415.307.7188

WESTPOINT HARBOR MARINA
EXISTING IRRIGATION PLAN

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AS BUILT DRAWING
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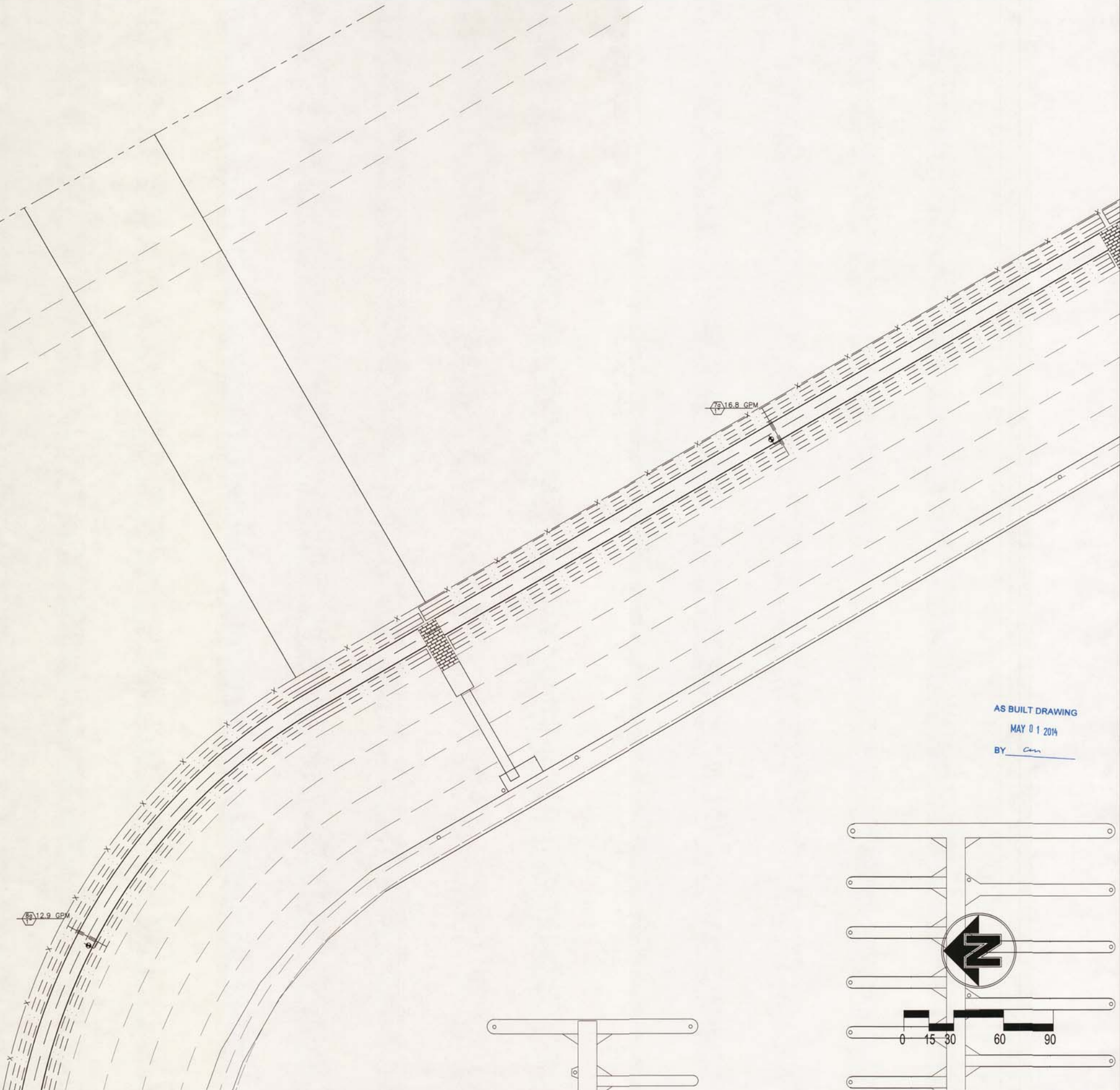
KSDG
Kevin Stephens Design Group
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P 415.389.3441 F 415.707.2189

WESTPOINT HARBOR MARINA
IRRIGATION PLAN CLOSE UP

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PLAN AREA 2



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REVISIONS	BY

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P 415.389.3868 / F 415.707.7180

WESTPOINT HARBOR MARINA
IRRIGATION PLAN CLOSE UP

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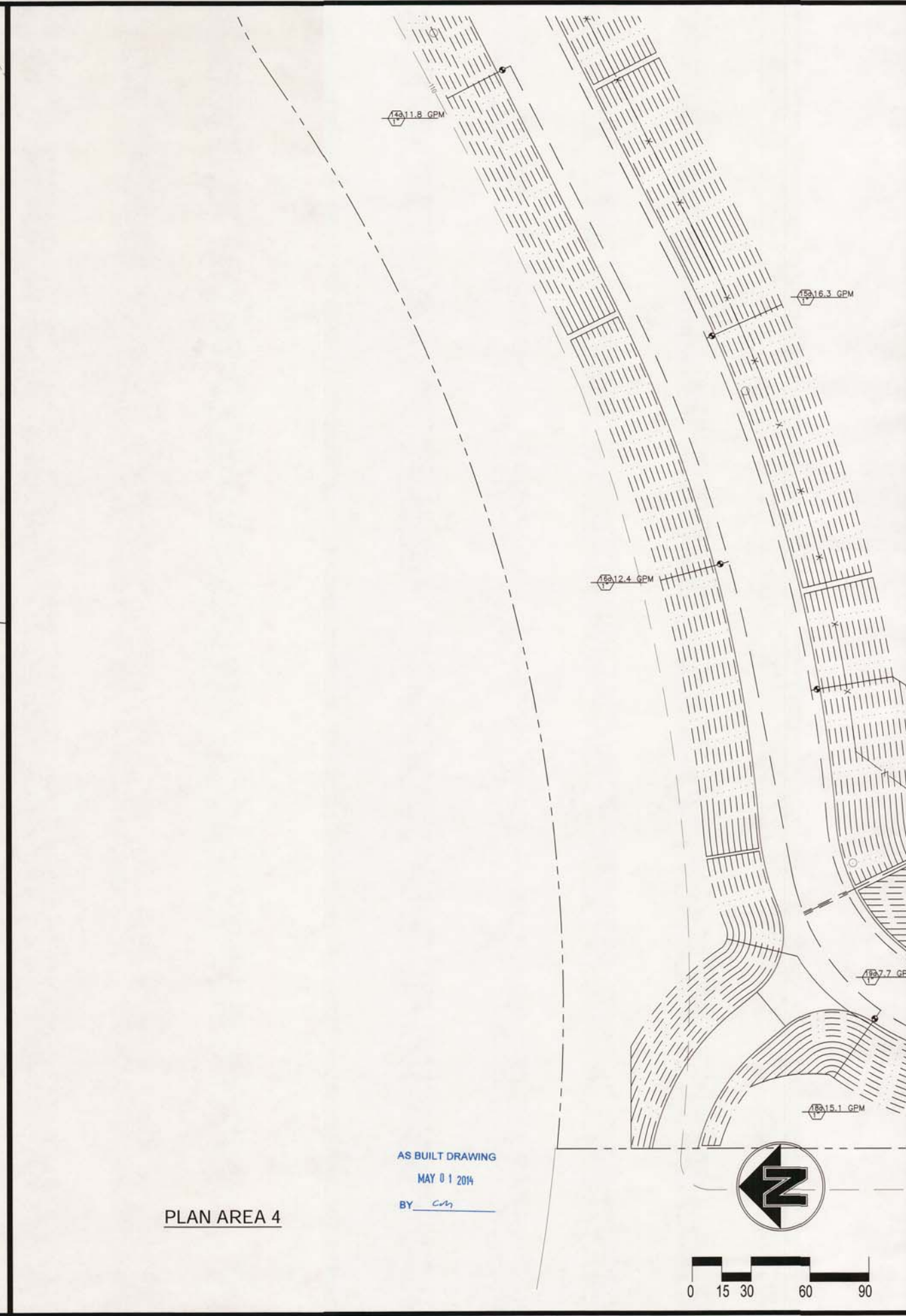
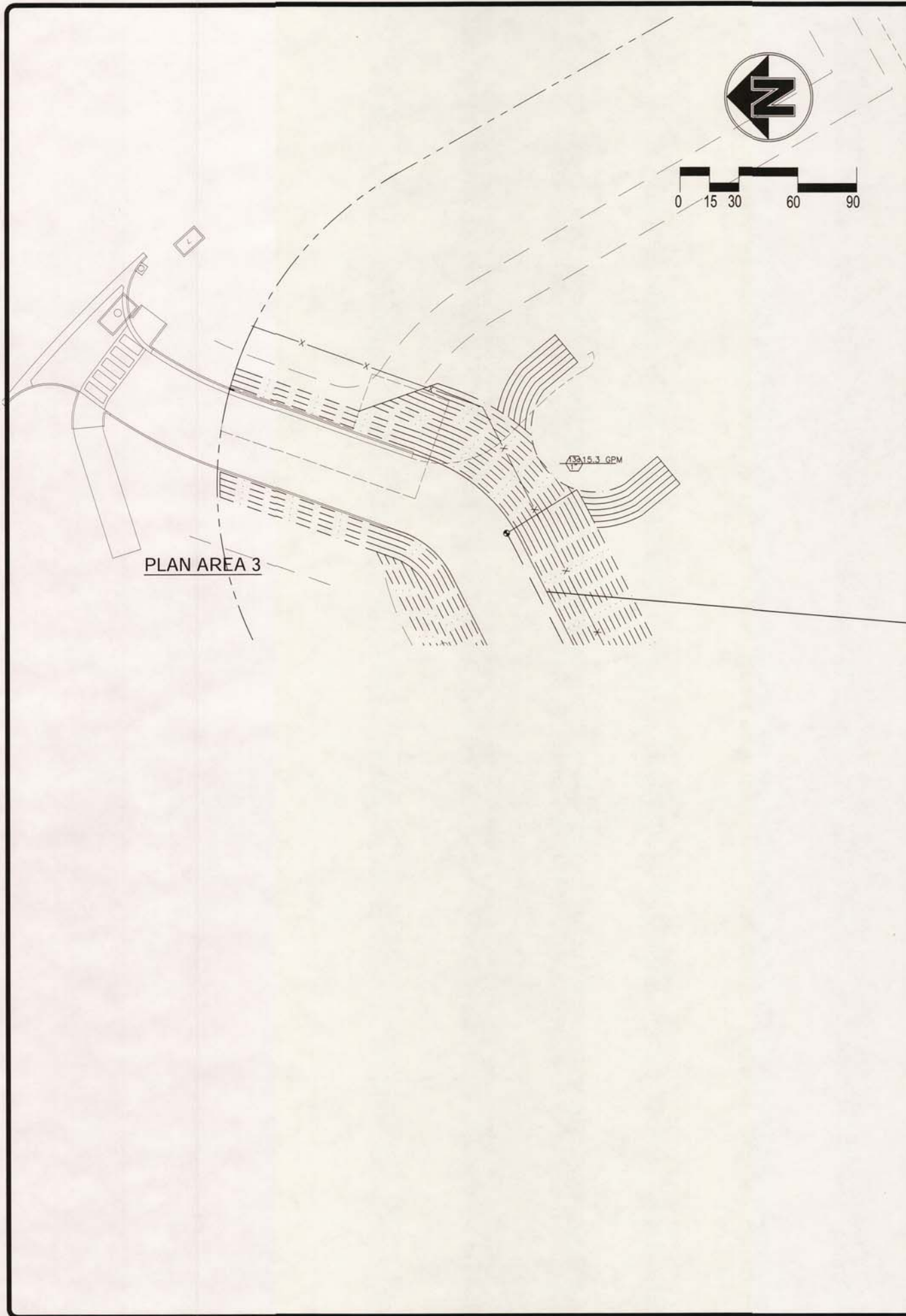
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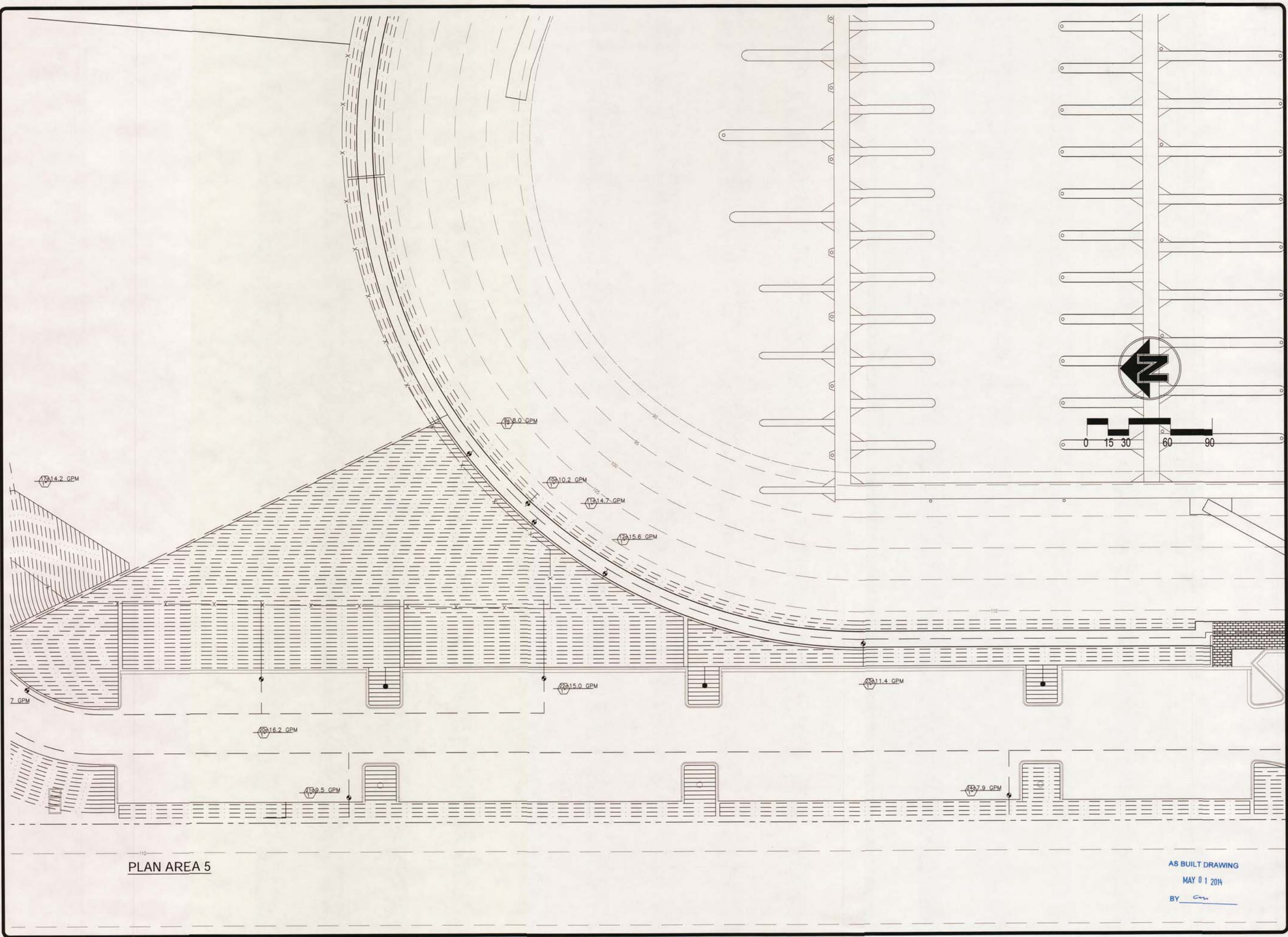


REVISIONS	BY

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 kevin stephens design group
 100 Bay Street, San Francisco, CA 94111
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WESTPOINT HARBOR MARINA
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PLAN AREA 5

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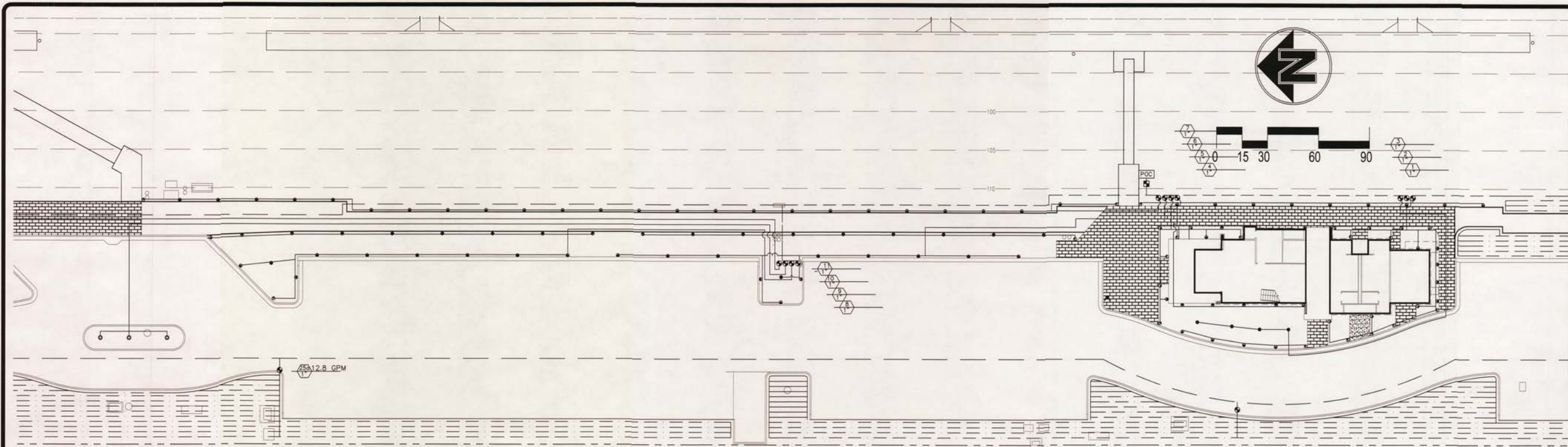
Kevin Stephens design group

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P 415.509.5441 F 415.787.2188

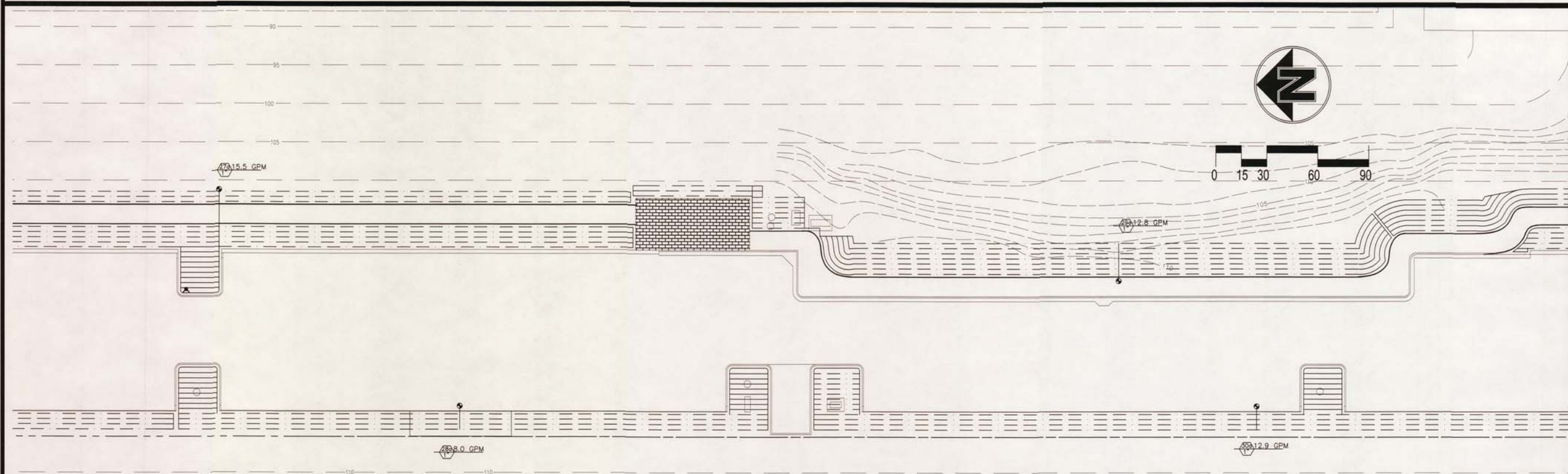
WESTPOINT HARBOR MARINA

IRRIGATION PLAN CLOSE UP

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PLAN AREA 6



PLAN AREA 7

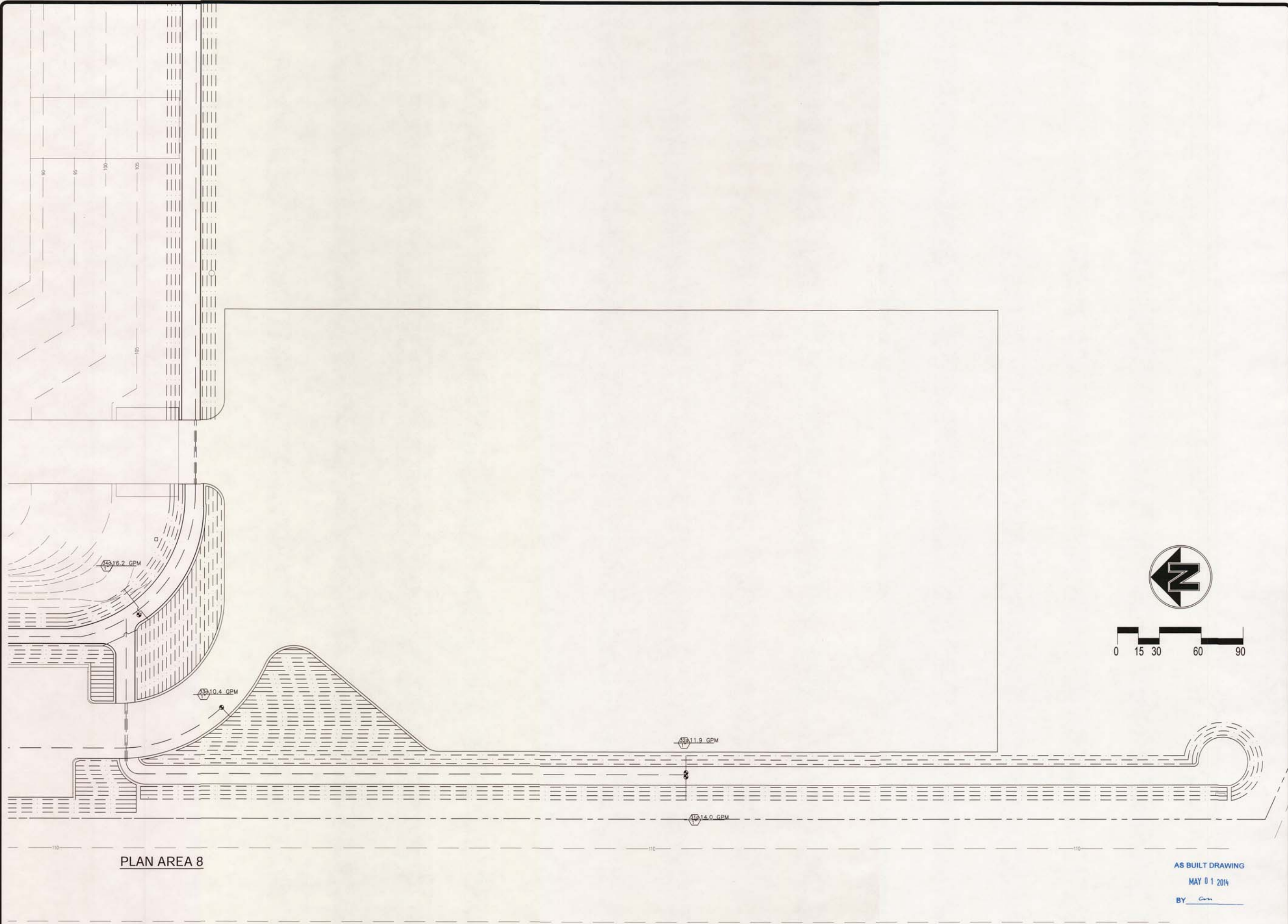
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Kevin Stephens Design Group
PO Box 11001, San Francisco, CA 94111
P 415.347.3461 F 415.787.2180

WESTPOINT HARBOR MARINA
IRRIGATION PLAN CLOSE UP

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P 415.387.3661 F 415.707.1100

WESTPOINT HARBOR MARINA

IRRIGATION PLAN CLOSE UP

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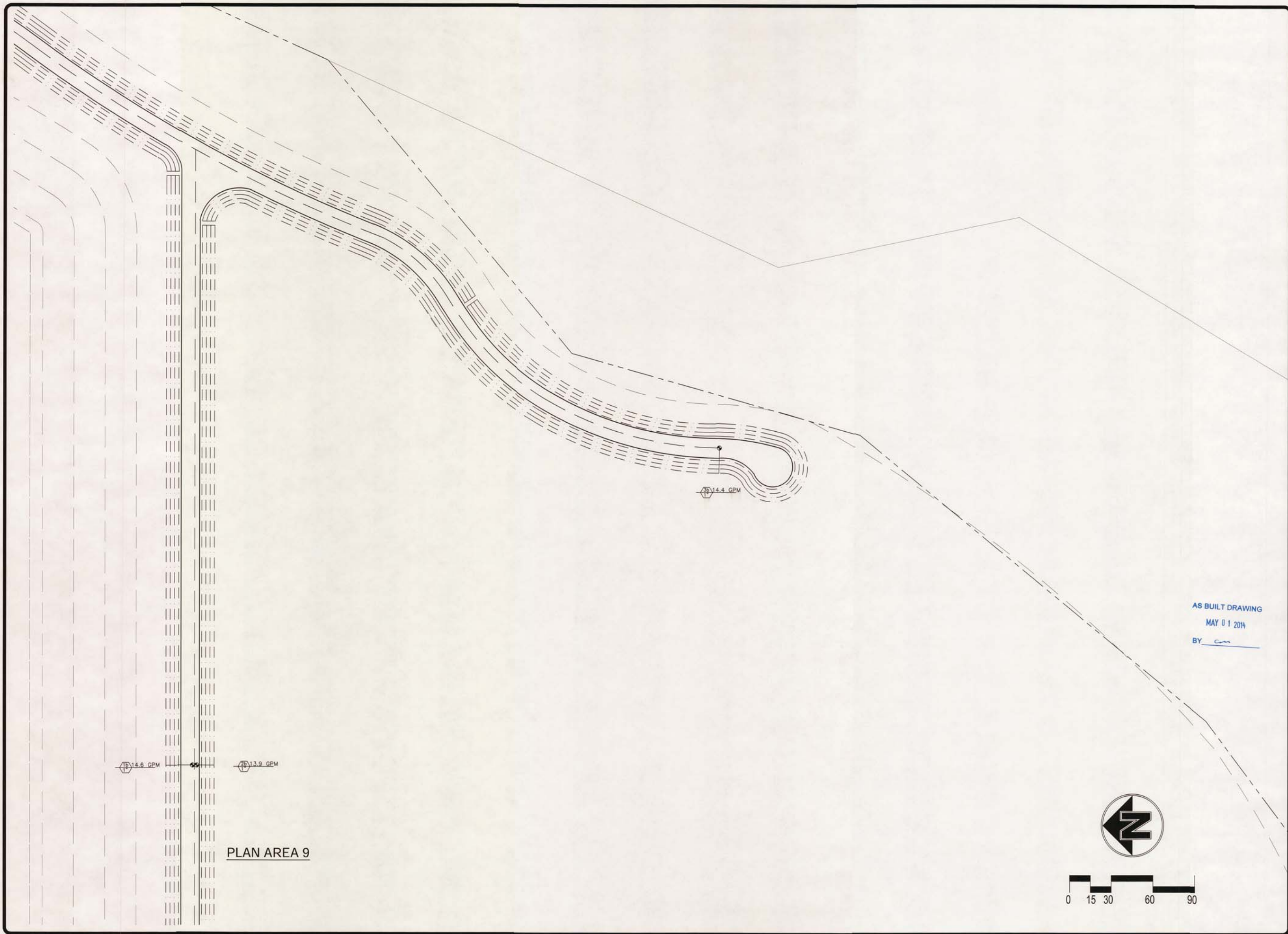
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Kevin Stephens Design Group
P.O. Box 31001, San Francisco, CA 94131
P 415 505-5841 F 415 767-2100

WESTPOINT HARBOR MARINA
IRRIGATION PLAN CLOSE UP

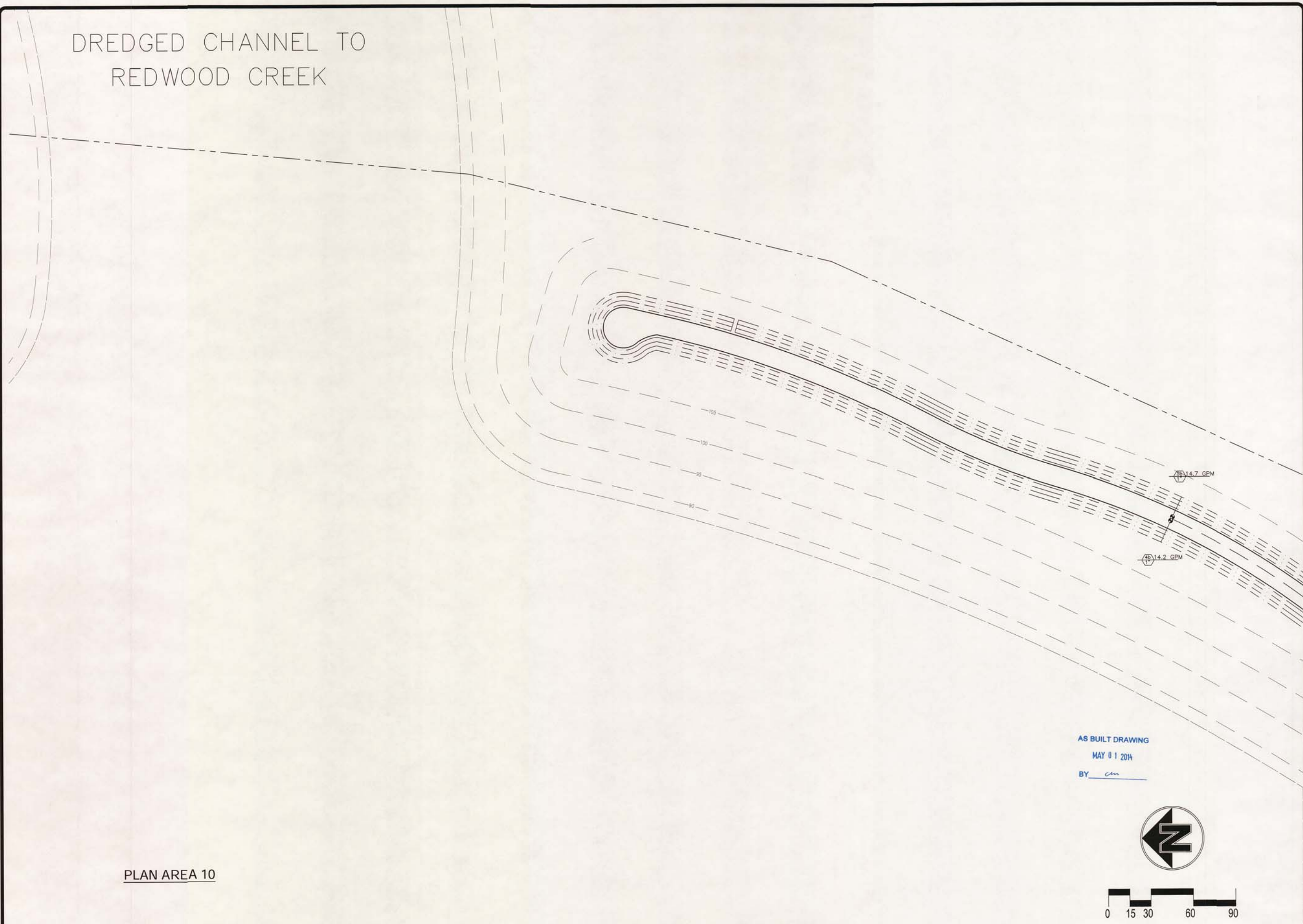
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DREDGED CHANNEL TO
REDWOOD CREEK

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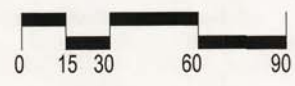
KSDG

Kevin Stephens Design Group
 14400 110th Ave. (near 110th & 144th)
 Everett, WA 98203
 P 425.509.5561 | F 425.787.2186



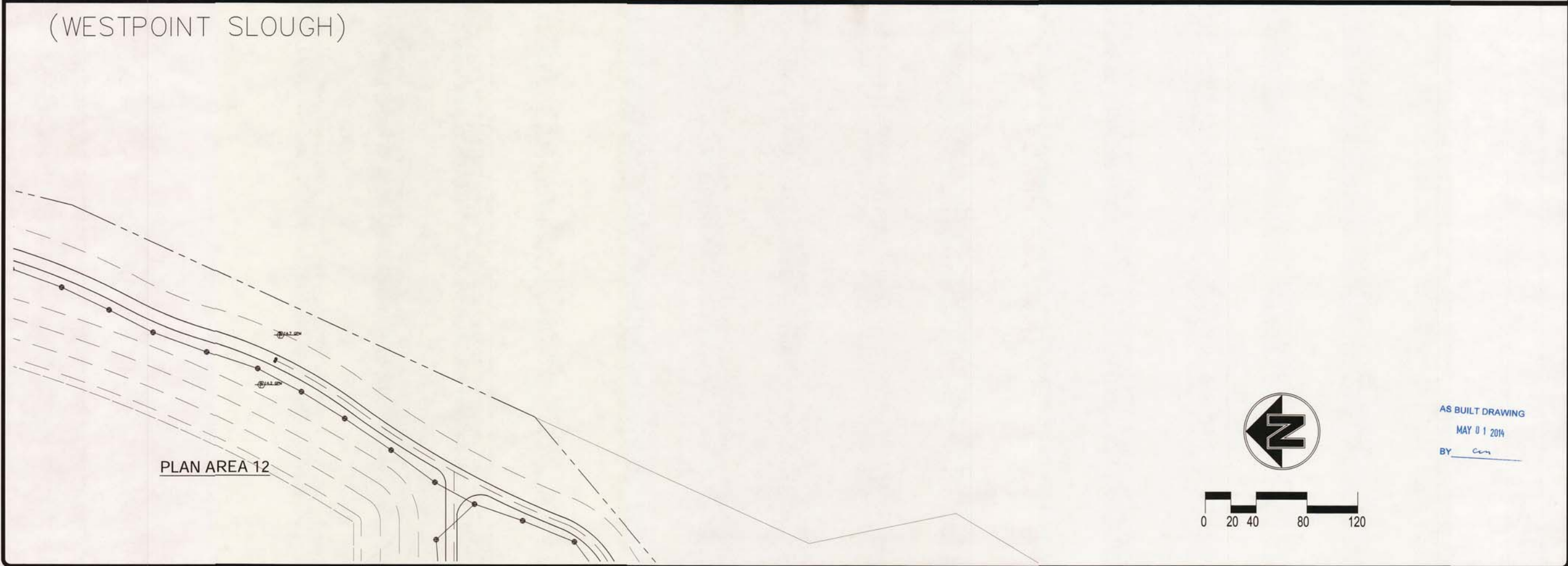
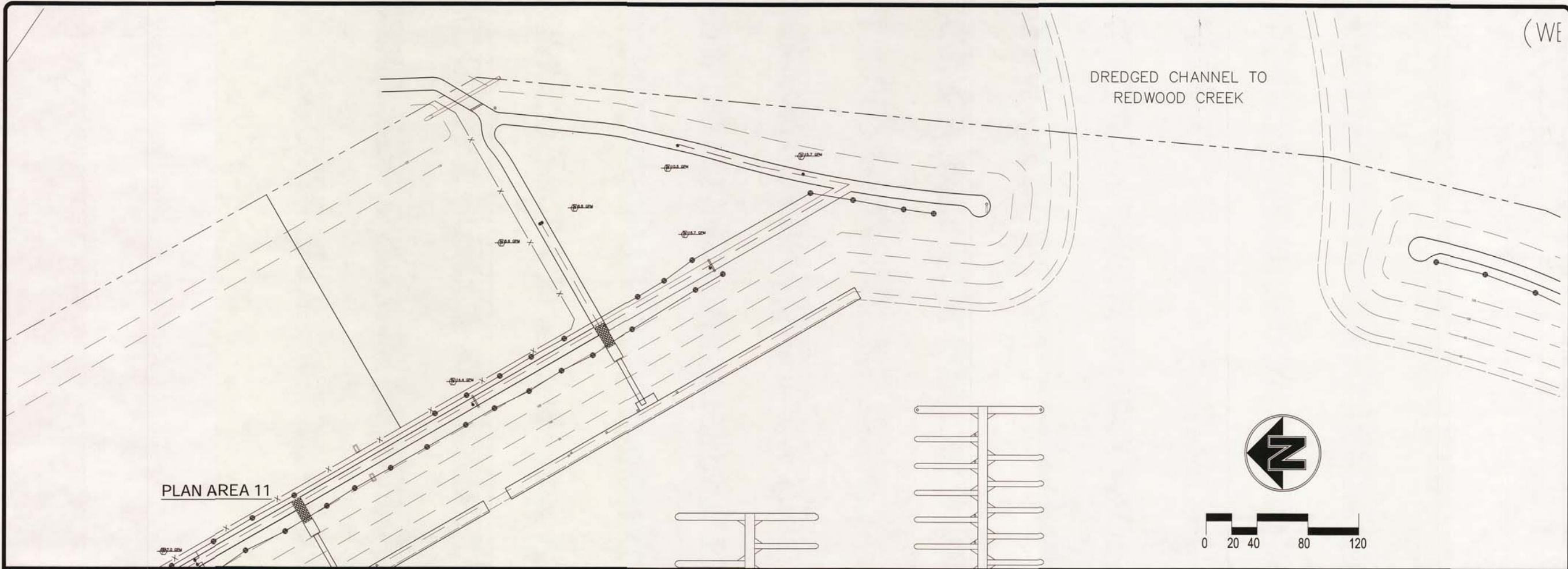
PLAN AREA 10

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MAY 01 2014
BY cm



WESTPOINT HARBOR MARINA
IRRIGATION PLAN CLOSE UP

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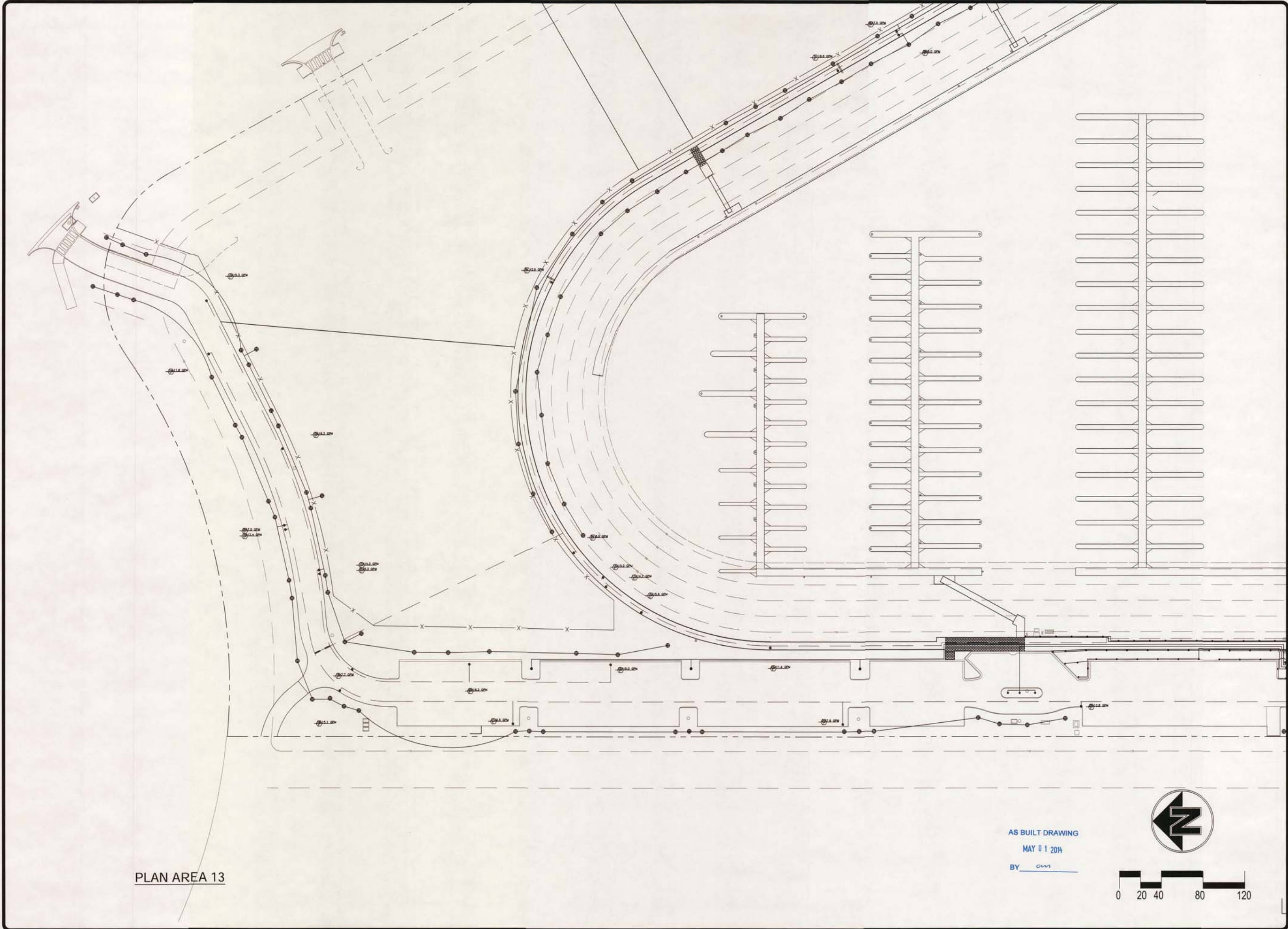
REVISIONS	BY

KSDG
 kevin stephens design group
 P.O. Box 31881, San Francisco, CA 94131
 P 415.509.5661 F 415.707.2180

WESTPOINT HARBOR MARINA
 TREE IRRIGATION PLAN

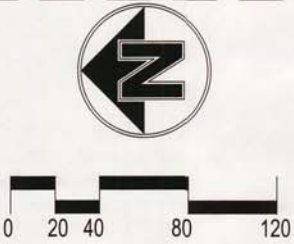
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PLAN AREA 13

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BY cm



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KSDG

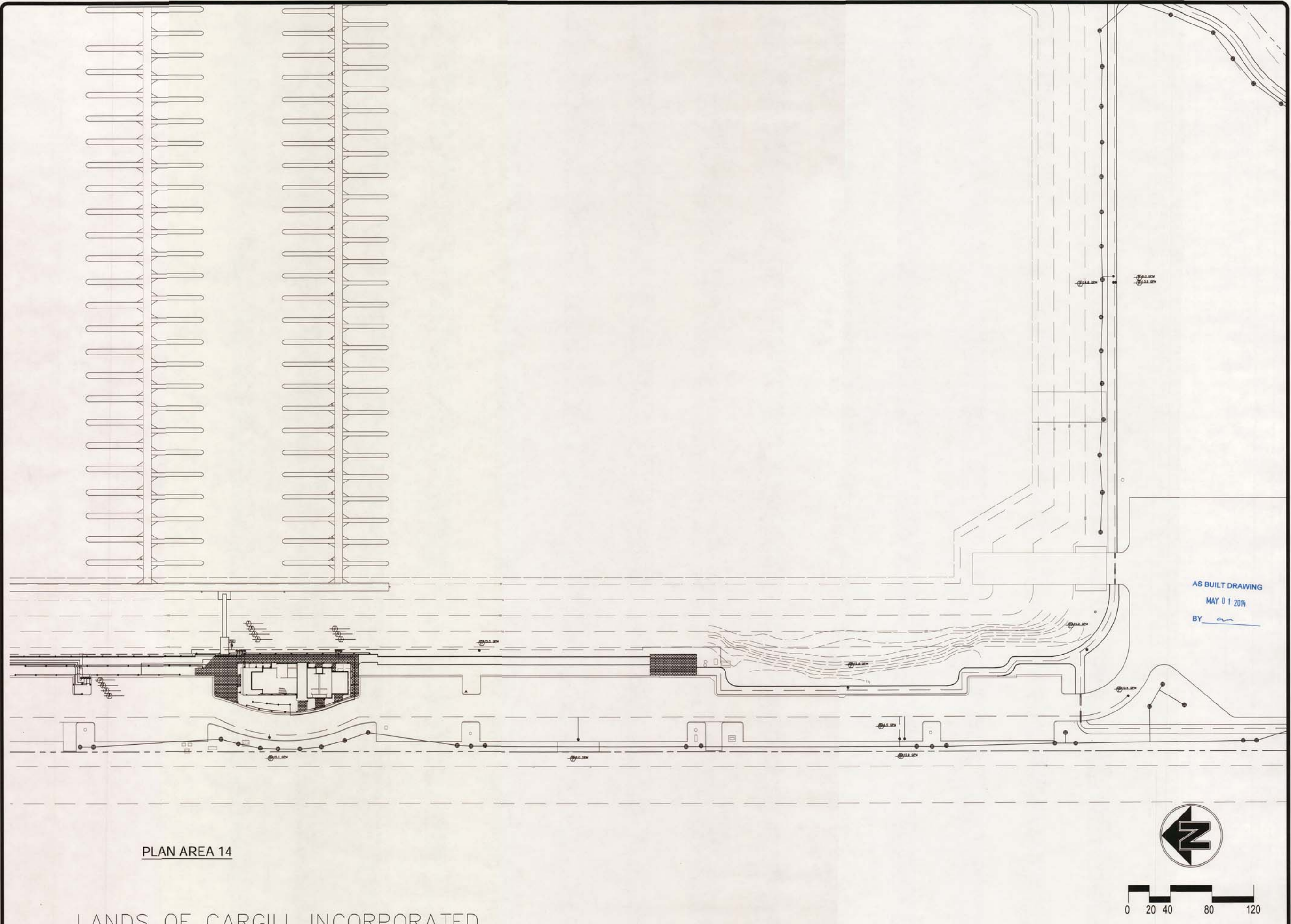
kevin stephens design group

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P 415.308.3441 F 415.707.2180

WESTPOINT HARBOR MARINA

TREE IRRIGATION PLAN

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PLAN AREA 14

LANDS OF CARGILL INCORPORATED

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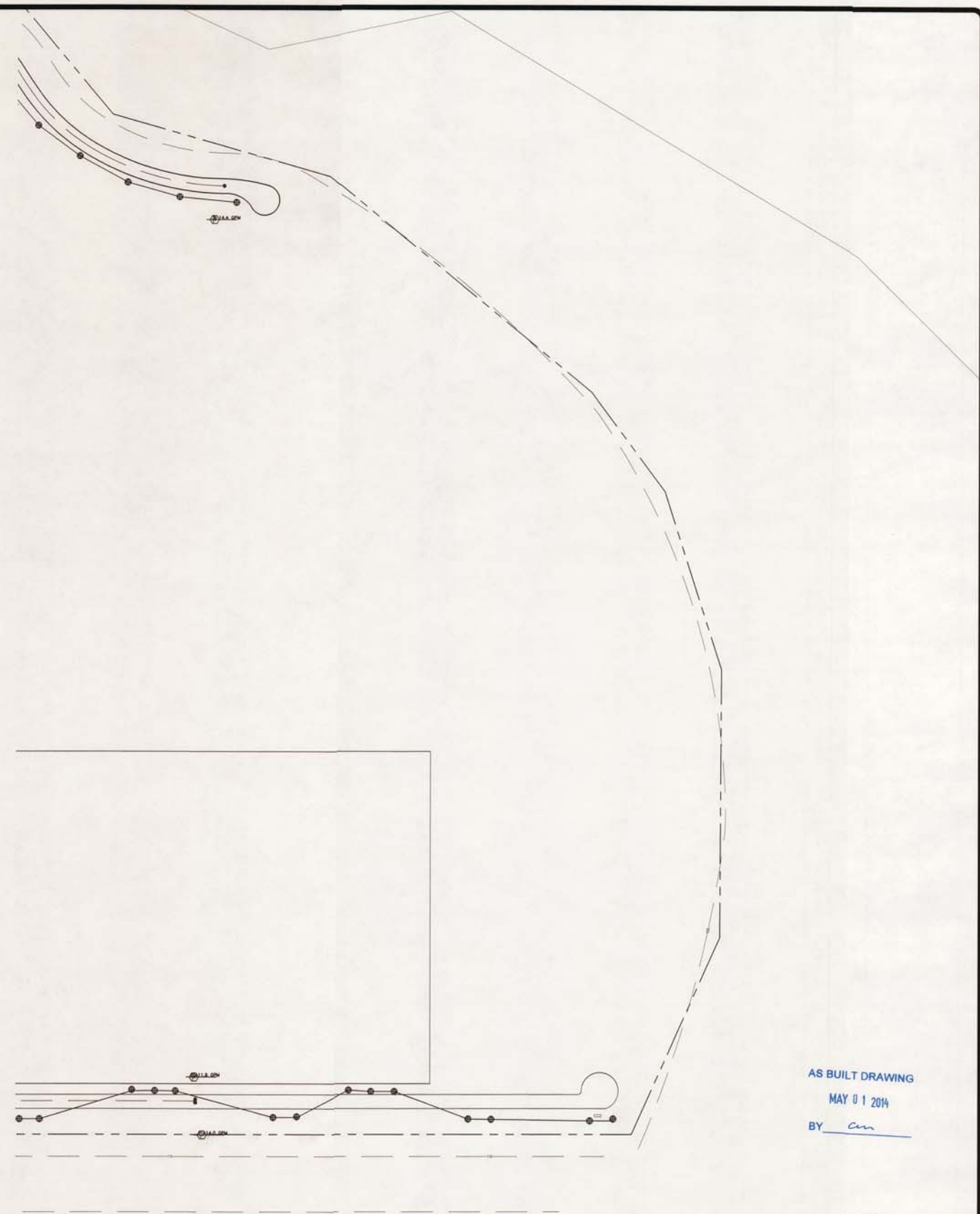


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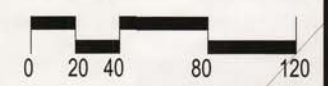
KSDG
Kevin Stephens Design Group
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P 415-509-3861 | F 415-707-2100

WESTPOINT HARBOR MARINA
TREE IRRIGATION PLAN

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PLAN AREA 15



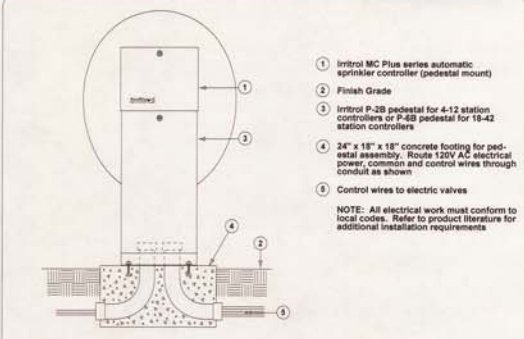
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MAY 01 2014
BY *am*

REVISIONS	BY

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WESTPOINT HARBOR MARINA
TREE IRRIGATION PLAN

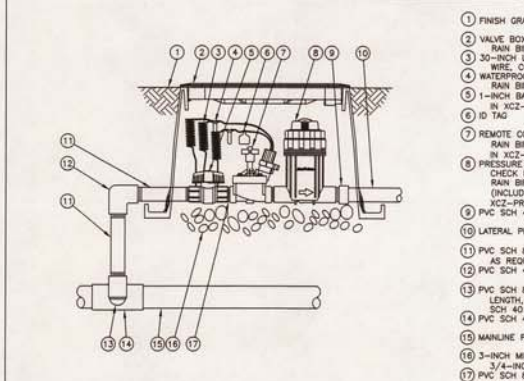
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- 1 Irritrol MC Plus series automatic sprinkler controller (pedestal mount)
- 2 Finish Grade
- 3 Irritrol P-28 pedestal for 4-12 station controllers or P-48 pedestal for 16-42 station controllers
- 4 24" x 18" x 18" concrete footing for pedestal assembly. Route 120V AC electrical power, common and control wires through conduit as shown
- 5 Control wires to electric valves

NOTE: All electrical work must conform to local codes. Refer to product literature for additional installation requirements.

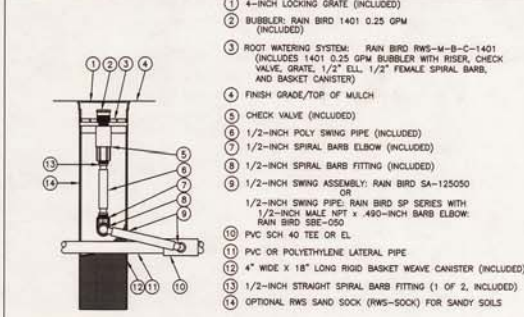
Irritrol MC Plus



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STU
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XFCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REDWIRE CONTROL VALVE: RAIN BIRD PRB3 (INCLUDED IN XFCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING CHECK BASKET FILTER: RAIN BIRD PRB-QCHK-100 (INCLUDED IN XFCZ-PRB-100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XFCZ-PRB-100-COM KIT)

XFCZ-PRB-100-COM 1" COMMERCIAL CONTROL ZONE KIT IN SQUARE VALVE BOX
OPTION 1
N.T.S.

XFCZ-PRB-100-COM 1" Day

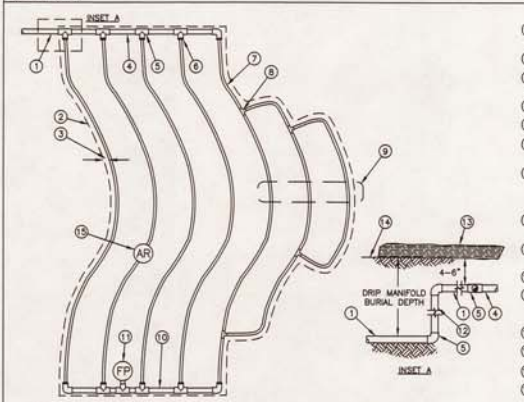


- 1 4-INCH LOCKING GRATE (INCLUDED)
- 2 BUBBLER: RAIN BIRD 1401 0.25 GPM (INCLUDED)
- 3 ROOT WATERING SYSTEM: RAIN BIRD RWS-M-B-C-1401 (INCLUDES 1401 0.25 GPM BUBBLER WITH RISER, CHECK VALVE, GRATE, 1/2" ELL, 1/2" FEMALE SPIRAL BARB, AND BASKET CANISTER)
- 4 FINISH GRADE/TOP OF MULCH
- 5 CHECK VALVE (INCLUDED)
- 6 1/2-INCH POLY SWING PIPE (INCLUDED)
- 7 1/2-INCH SPIRAL BARB ELBOW (INCLUDED)
- 8 1/2-INCH SPIRAL BARB FITTING (INCLUDED)
- 9 1/2-INCH SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2-INCH SWING PIPE: RAIN BIRD SP SERIES WITH 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD SB8-QG0
- 10 PVC SCH 40 TEE OR ELL
- 11 PVC OR POLYETHYLENE LATERAL PIPE
- 12 4" WIDE X 18" LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- 13 1/2-INCH STRAIGHT SPIRAL BARB FITTING (1 OF 2, INCLUDED)
- 14 OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
1. 4" GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. SAND SOCK (RWS-SOCK) IS 24" IN LENGTH, CUT TO LENGTH NEEDED TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 1" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

ROOT WATERING SYSTEM
RWS-M SERIES RWS-M-B-C-1401
N.T.S.

RWS-M-B-C-1401



- 1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 PERIMETER OF AREA
- 3 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 4 PVC SUPPLY MANIFOLD
- 5 PVC SCH 40 TEE OR ELL (TYPICAL)
- 6 BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
- 7 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
- 8 BARB X BARB INSERT TEE: RAIN BIRD XFD-TEE (TYPICAL)
- 9 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 10 PVC FLUSH HEADER
- 11 FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
- 12 PVC RISER PIPE
- 13 TURF OR MULCH
- 14 FINISH GRADE
- 15 AIR RELIEF VALVE: RAIN BIRD ARV-12 SEE RAIN BIRD XFS DETAILS FOR ARV-12 INSTALLATION

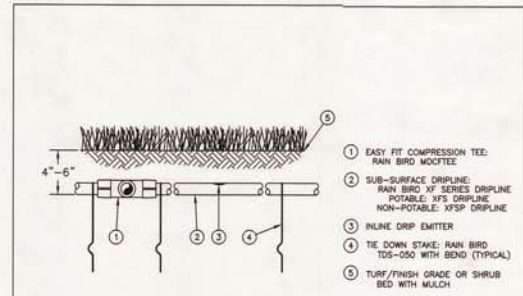
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.

XFS SUB-SURFACE DRIPLINE
TYPICAL ODD CURVES LAYOUT
N.T.S.

XFS Dripline Odd Curves Layout

	XFS Dripline Maximum Lateral Lengths (Feet)			
	12" Spacing	18" Spacing	24" Spacing	30" Spacing
PSI	0.8 GPM	0.8 GPM	0.8 GPM	0.8 GPM
15	273	155	314	250
20	318	169	353	294
30	360	230	413	350
40	395	255	465	402
50	417	285	508	420
60	440	290	536	455
				780
				912

WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

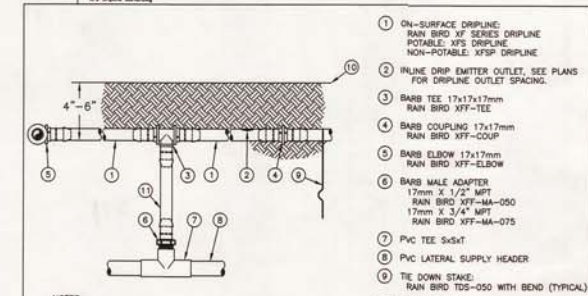


- 1 EASY FIT COMPRESSION TEE: RAIN BIRD MOCFTTE
- 2 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
- 3 INLINE DRIP EMITTER
- 4 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 5 TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

XFS SUB-SURFACE DRIPLINE BURIAL
N.T.S.

XFS Dripline Burial

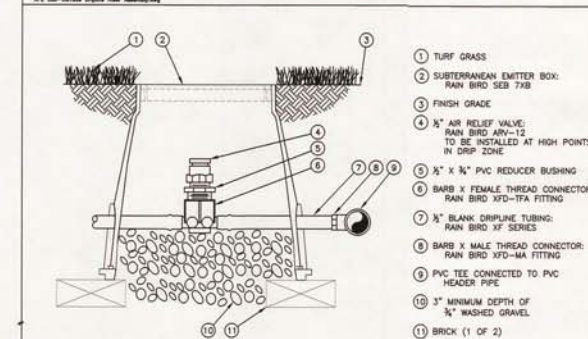


- 1 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
- 2 INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING
- 3 BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
- 4 BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
- 5 BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
- 6 BARB MALE ADAPTOR 17mm x 1/2" NPT RAIN BIRD XFF-MA-050 17mm x 3/4" NPT RAIN BIRD XFF-MA-075
- 7 PVC TEE 5x5xT
- 8 PVC LATERAL SUPPLY HEADER
- 9 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 10 FINISH GRADE
- 11 RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTING-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

XFS SUB-SURFACE DRIPLINE RISER ASSEMBLY
N.T.S.

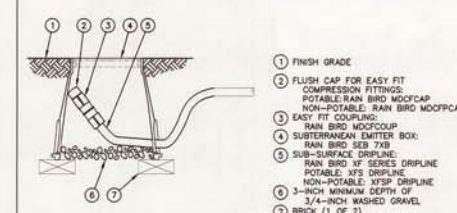
XFS Sub-Surface Dripline Riser Assembly



- 1 TURF GRASS
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 FINISH GRADE
- 4 1" AIR RELIEF VALVE: RAIN BIRD ARV-12 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 5 1/2" x 1/2" PVC REDUCER BUSHING
- 6 BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-FTA FITTING
- 7 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
- 8 BARB X MALE THREAD CONNECTOR: RAIN BIRD XFD-MA FITTING
- 9 PVC TEE CONNECTED TO PVC HEADER PIPE
- 10 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 11 BRICK (1 OF 2)

XFS SUB-SURFACE DRIPLINE
AIR RELIEF VALVE IN XFS DRIPLINE
N.T.S.

XFS Air Relief Valve in XFS Dripline



- 1 FINISH GRADE
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MOCFCAP NON-POTABLE: RAIN BIRD MOCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MOCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
- 6 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 7 BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFS SUB-SURFACE DRIPLINE FLUSH POINT
WITH EASY FIT COMPRESSION FITTINGS
N.T.S.

XFS Dripline Flush Point with Compression Fittings

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WESTPOINT HARBOR MARINA

IRRIGATION DETAILS

drawn: _____
checked: _____
date: 10-09-2012
scale: 1"=120'0"
sheet: _____
sheet
I-4.0
of _____ sheets